COLERAIN
TOWNSHIP ~ OHIO

TRUSTEES
Cathy Ulrich
Daniel Unger
Matt Wahlert

FISCAL OFFICER
Jeffrey D. Baker

ADMINISTRATOR
Jeff Weckbach

Regular Meeting of the Board of Trustees - March 10, 2026

1. **Opening of Meeting**
2. **Pledge of Allegiance** 6PM
3. **Meditation (Moment of Silence)**
4. **Moment of Positivity** Guardian Games - 2026 Ohio City County Management Association Citizen Participation Award Winners - This program allows local high school students to test their potential as first responders. This program was awarded as the top Citizen Participation program in all of the state of Ohio by the Ohio City County Management Association.
5. **Approval of Minutes**
6. **Presentations**
    a. Presentation of Colerain Township Citizen's Police Academy Alumni Volunteer Awards by Chief Edwin Cordie III and Staff
7. **Public Hearings**
    a. CZC-25-17: The applicant, Colerain Township Zoning Commission, is requesting a Text Amendment to Revise Standards Related to Legislative Review Procedures.
    b. Resolution to APPROVE/DENY CZC-25-17, Text Amendment to Revise Standards Related to Legislative Review Procedures.
    c. CZC-25-19: The applicant, Colerain Township Zoning Commission, is requesting a Text Amendment to Revise Standards Related to Signage.
    d. Resolution to APPROVE/DENY CZC-25-19, Text Amendment to Revise Standards Related to Signage.
    e. CZC-25-20: The applicant, Colerain Township Zoning Commission, is requesting a Text Amendment to Revise Standards Related to Use-Specific Substandards.
    f. Resolution to APPROVE/DENY CZC-25-20, Text Amendment to Revise Standards Related to Use-Specific Substandards.
8. **Citizens Address**
9. **Administrative Reports**
10. **Trustees' Report**
11. **New Business**

    <u>Public Safety</u>
    a. Resolution Declaring Nuisance and Ordering Abatement

b. Resolution Declaring a Junk Motor Vehicles - 3087 Lapland Dr. - 1 of 5
c. Resolution Declaring a Junk Motor Vehicle - 3095 Lapland Dr. - 2 of 5
d. Resolution Declaring a Junk Motor Vehicles - 3269 Lapland Dr. - 3 of 5
e. Resolution Declaring a Junk Motor Vehicles - 8944 Pippin Rd. - 4 of 5
f. Resolution Declaring a Junk Motor Vehicles - 9395 Coogan Dr. - 5 of 5
g. Motion to Issue Noise Resolution Permit to Club Trio Lounge
h. Resolution Modifying Resolution 126-22, Rental Registration Resolution
i. Resolution Modifying Resolution 117-21, Vacant Building Registrations

Development

a. Resolution Adopting Colerain Township Housing Policy

Public Services

a. Motion Authorizing the Township Administrator to execute a contract with Barrett Paving Materials, Inc. for the 2026 Road Program in the amount of $1,943,989.02.

Administration

a. Motion to Authorize the Township Administrator to Execute Master Services Agreements with several firms for the Provision of Professional Services related to Architecture, Engineering, Surveying, Planning, Landscape Architecture, Urban Design and Related Services
b. Motion to Authorize Township Administrator to Execute an Energy Aggregation Contract with Energy Alliance to broker energy rates for the Township's energy aggregation program.
c. Motion to Issue a Request for Proposal for Lawncare and Mowing Services for vacant Township Owned properties.
d. Motion to Authorize the Township Administrator to Execute a Contract for the Donation of Right of Way Easement for the Springdale Road Sidewalk Project PID 120861
e. Resolution to Amend the Traffic Calming Policy
f. Motion to Adopt an Amendment to an Agreement - Hamilton County Land Reutilization Corporation
g. Resolution Authorizing the Adoption of Permanent Appropriations
h. Resolution Authorizing the Advancement of Township Monies from the General Fund to the Police District Fund and Returned Upon Reimbursement
i. Motion to Direct $200,000 to the Capital Reserve
j. Motion to Set Town Hall on Strategic Plan for March 24, 2026 at 6PM

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12. Old Business

a. Resolution Adopting Policy for Redaction Fee for Law Enforcement Cameras

13. Consent Items

a. Contract - O.R Colan - RW Acquisition - $2,000 - No Exp

b. Donation Acceptance - Police Department - Cincinnati Moose Lodge No. 2 - $2,121.67

14. Fiscal Office Report

15. Executive Session – if needed

16. Adjournment

PRESENTATIONS

Department: Police

Department Director: Ed Cordie, Police Chief

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

Presentation of Colerain Township Citizen's Police Academy Alumni Volunteer Awards by Chief Edwin Cordie III and Staff

No action is requested of the Board.

Rationale:

Presentation of the 2025 year end volunteer hours by members of the Colerain Township Citizen's Police Academy Alumni.

For 2025, members of the Colerain Township Citizen's Police Academy Alumni group completed 2,632.25 volunteer hours in conjunction with the needs of our Police Department. Those to be recognized as a result:

25-50 hours: Lois Bates, Louise Pitcher, Linda Keller, Roz Swigert, Kip Keller, Tom Westfall, Mike Evangelo, Charlie Speicher, Kofi Nevis, Roy Skaggs, Dottie Young, Michelle Richards, and Henry Huber.

51-100 hours: Ellen Westfall, Kim Merz, Carl Hauser, Shelle Meyers, Alice Nagaoka, and Chad Ballard.

101-250 hours: Kevin Richards, and Connie Goff.

251-500 hours: Brendalee Evangelo

501-750 hours: Marion Wightman

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

CZC-25-17: The applicant, Colerain Township Zoning Commission, is requesting a Text Amendment to Revise Standards Related to Legislative Review Procedures.

Recommend ADOPTION of the Motion to open the Public Hearing.

Rationale:

The Zoning Commission held a Public Hearing on January 20, 2026 re: a Text Amendment to the Colerain Township Zoning Resolution to amend Section 6.4.1, Legislative Review Procedures and sent the amendment to the Board of Trustees for consideration. A Public Hearing is required before voting on the amendment.

COLERAIN TOWNSHIP ~ OHIO

CZC-25-17

CASE SUMMARY

Zoning Commission

Legislative Review Procedures
Text Amendment

Staff & Hearing Information

Department:	Planning & Zoning
Staff:	David Peters, Zoning Commission Administrator
Hearing Date:	January 20, 2026

Case Information

Case Title:	Legislative Review Procedures
Application Type:	Text Amendment

Application Summary

Recommend approval of a Zoning Resolution text amendment to revise Section 6.4.1, Legislative Review Procedures, to align Township legislative zoning procedures with the notice and filing requirements of the Ohio Revised Code, improve internal consistency, and remove procedural redundancies.

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

David Peters, Senior Planner

COLERAIN TOWNSHIP ~ OHIO

CZC-25-17
STAFF REPORT
Zoning Commission

Legislative Review Procedures
Text Amendment

Staff & Hearing Information

Department:	Planning & Zoning
Staff:	David Peters, Zoning Commission Administrator
Hearing Date:	January 20, 2026

Case Information

Case Title:	Legislative Review Procedures
Application Type:	Text Amendment

Proposed Action

Recommend approval of a Zoning Resolution text amendment to revise Section 6.4.1, Legislative Review Procedures, to align Township legislative zoning procedures with the notice and filing requirements of the Ohio Revised Code, improve internal consistency, and remove procedural redundancies.

Case Summary & History

Section 6.4.1 of the Colerain Township Zoning Resolution establishes procedures for the review of legislative zoning actions, including zoning map amendments and text amendments subject to public hearing and Board of Trustees approval. The current section includes procedural language that duplicates or expands upon public notice and filing requirements already established under Ohio Revised Code Chapter 519.

This amendment is administrative and procedural in nature. It is intended to clarify that legislative zoning applications are governed by the applicable notice and filing requirements set forth in the Ohio Revised Code, rather than restating or supplementing those requirements in local code. By deferring directly to state law for public notice standards, the Township reduces the risk of internal inconsistency, improves long-term code durability, and ensures that future statutory changes are automatically incorporated without requiring additional text amendments.

Colerain Township originally adopted its Zoning Resolution on November 22, 1994, with a comprehensive rewrite adopted on October 10, 2024. Since that time, the Township has also modernized its public notice practices by transitioning from exclusive reliance on newspaper publication to expanded notice through the Township website and official social media platforms, consistent with contemporary public engagement practices and state law allowances.

The proposed amendment does not change the Township's obligation to provide public notice, nor does it reduce opportunities for public participation. Instead, it clarifies the governing authority for legislative notice requirements and updates wording for clarity and consistency.

Proposed Section(s) to Amend

Article 6 – Administration

Section 6.4.1 – Legislative Review Procedures

The amendment revises procedural language related to public notice and filing requirements for legislative zoning actions to defer directly to the applicable provisions of the Ohio Revised Code, including R.C. §519.12. Minor wording changes are also proposed to improve clarity and internal consistency. No substantive changes to review authority, hearing requirements, or approval thresholds are proposed.

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

Consistency with the Comprehensive Plan

The amendment supports the Comprehensive Plan's recommendation to modernize zoning regulations and administrative procedures to ensure consistency with state and local codes while improving usability and transparency.

Consolidation and Clarification of Zoning Language

By removing duplicative procedural language and referencing the Ohio Revised Code directly, the amendment consolidates legislative review standards into a clearer and more defensible framework that reduces interpretive ambiguity.

Reduction in Administrative Ambiguity

Aligning local procedures with statutory notice requirements eliminates uncertainty regarding which standards govern legislative zoning actions and minimizes the risk of procedural conflict or misapplication.

Improvement of Public Transparency in Zoning Administration

The clarified procedures, combined with the Township's expanded use of website and social media notifications, enhance public access to zoning information and support broader public awareness of legislative actions.

Alignment with Established Legal Precedent and Best Practice

Deferring to statutory notice requirements reflects best practices in zoning administration by avoiding unnecessary local duplication of state law and ensuring automatic alignment with future legislative changes.

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,

David Peters, Senior Planner

Staff & Hearing Information

Department:	Planning & Zoning
Staff:	David Peters, Zoning Commission Administrator
Hearing Date:	January 20, 2026

Case Information

Case Title:	Legislative Review Procedures
Application Type:	Text Amendment

Current Zoning Text

6.4.1 – Legislative Review Procedures

A. Amendment initiation. Amendments or supplements to the Zoning Resolution may be initiated by:

(1) Motion of the Zoning Commission;

(2) Passage of a resolution by the Board of Township Trustees, who shall then certify such resolution to the Zoning Commission; or

(3) By the filing of an application by 1 or more of the owners of property within the area proposed to be changed or affected by the proposed amendment.

B. Review procedure step #1: preapplication conference.

(1) The applicant is encouraged to meet with the Colerain Township Zoning Department to discuss the initial concepts of a zoning map amendment and general compliance with applicable provisions of this Resolution prior to the submission of the application.

(2) During this time, an applicant may also request a preliminary, informal meeting with the Zoning Commission to discuss the initial concepts.

(3) Discussions that occur during a preapplication conference or a preliminary meeting with staff or the Zoning Commission are not binding on the Township and do not constitute official assurances or representations by Colerain Township or its officials regarding any aspects of the plan or application discussed.

C. Review procedure step #2: application.

(1) Applications for any change of district boundaries, classifications of property as shown on the Zoning Map, or changes to the Resolution text shall be submitted to the Zoning Commission at the Colerain Township Zoning Department.

(2) The application shall include all such forms, maps, and information, as may be prescribed for that purpose by the Zoning Commission to assure the fullest practicable presentation of the facts for the permanent record. A list of minimum submittal requirements may be adopted by the Board of Township Trustees.

(3) Each application shall be signed by at least one of the owners, or the owner's authorized agent of the property within the area proposed to be reclassified, attesting to the truth and correctness of all facts and information presented with the applications.

(4) Applications for amendments initiated by the Zoning Commission shall be accompanied by the Zoning Commission's motion pertaining to such proposed amendment.

(5) Any person or persons desiring a change in the zoning classification of property shall file with the application for such change a statement giving the names and addresses of the owners of all properties lying within 200 feet of any part of the property the zoning classification of which is proposed to be changed.

(6) All applications shall be submitted with the required fees as established in the Colerain Township fee schedule.

D. Review procedure step #3: zoning commission hearing.

(1) Upon adoption of a motion, certification of a resolution, or the filing of an application for an amendment (Step #2), the Zoning Commission shall set a date for a public hearing regarding the proposed amendment.

(2) The public hearing shall not be less than 20 or more than 40 days after the date the application (Step #2) was submitted.

(3) Notification shall be given in accordance with Section 519.12 of the Ohio Revised Code. In addition to the notification required by the Ohio Revised Code, the Township shall mail notice to all property owners within 200 feet of a property subject to a map amendment at least 10 days prior to the public hearing.

E. Review procedure step #4: zoning commission recommendation. Within 30 days after the Zoning Commission's public hearing (Step #4), the Zoning Commission shall recommend the approval, approval with modifications, or denial of the proposed amendment and submit such recommendation together with such application or resolution, the text and map pertaining thereto, and the recommendation of the Hamilton County Regional Planning Commission (if applicable) to the Board of Township Trustees.

F. Review procedure step #5: trustees hearing.

(1) Upon receipt of the recommendation from the Zoning Commission (Step #4), the Board of Township Trustees shall set a time for a public hearing on such proposed amendment.

(2) The date of the public hearing shall not be more than 30 days after the date of the receipt of such recommendation from the Zoning Commission.

(3) Notification shall be given in accordance with Section 519.12 of the Ohio Revised Code. See Step #3.

G. Review procedure step #6: decision.

(1) Within 20 days after its public hearing (Step #5), the Board of Trustees shall either adopt or deny the recommendations of the Zoning Commission or adopt some modification thereof. In the event the Board of Trustees denies or modifies the recommendation of the Zoning Commission, a majority vote of the Board of Trustees shall be required.

(2) Any amendment adopted by the Board of Township Trustees shall become effective in 30 days after the date of such adoption, unless, within 30 days after the adoption of the amendment, there is presented to the Board of Township Trustees a petition, signed by a number of registered electors residing in the unincorporated area of the Township or part of that unincorporated area included in the zoning plan equal to not less than 15% of the total vote cast for all candidates for governor in such area at the most recent general election at which a governor was elected, requesting the Board of Township Trustees to submit the amendment to the electors of such area for approval or rejection at a special election to be held on the day of the next primary or general election. Each part of this petition shall contain the number and the full and correct title, if any, of the zoning amendment resolution, motion, or application, furnishing the name by which the amendment is known and a summary of its contents. In addition to meeting the requirements of this Section, each petition shall be governed by the rules specified in Sections 519.12 and 3501.38 of the Ohio Revised Code.

Staff & Hearing Information

Department:	Planning & Zoning
Staff:	David Peters, Zoning Commission Administrator
Hearing Date:	January 20, 2026

Case Information

Case Title:	Legislative Review Procedures
Application Type:	Text Amendment

Proposed Zoning Text

6.4.1 – Legislative Review Procedures

A. Amendment initiation. Amendments or supplements to the Zoning Resolution may be initiated by:

(1) Motion of the Zoning Commission;

(2) Passage of a resolution by the Board of Township Trustees, who shall then certify such resolution to the Zoning Commission; or

(3) By the filing of an application by 1 or more of the owners of property within the area proposed to be changed or affected by the proposed amendment.

B. Review procedure step #1: preapplication conference.

(1) The applicant is encouraged to meet with the Colerain Township Zoning Department to discuss the initial concepts of a zoning map amendment and general compliance with applicable provisions of this Resolution prior to the submission of the application.

(2) During this time, an applicant may also request a preliminary, informal meeting with the Zoning Commission to discuss the initial concepts.

(3) Discussions that occur during a preapplication conference or a preliminary meeting with staff or the Zoning Commission are not binding on the Township and do not constitute official assurances or representations by Colerain Township or its officials regarding any aspects of the plan or application discussed.

C. Review procedure step #2: application.

(1) Applications for any change of district boundaries, classifications of property as shown on the Zoning Map, or changes to the Resolution text shall be submitted to the Zoning Commission at the Colerain Township Zoning Department.

(2) The application shall include all such forms, maps, and information, as may be prescribed for that purpose by the Zoning Commission to assure the fullest practicable presentation of the facts for the permanent record. Minimum submittal requirements may be established by resolution or administrative policy.

(3) Each application shall be signed by at least one of the owners, or the owner's authorized agent of the property within the area proposed to be reclassified, attesting to the truth and correctness of all facts and information presented with the applications.

(4) Amendments initiated by the Zoning Commission shall be formally authorized by motion of the Zoning Commission describing the proposed amendment.

(5) All applications shall be submitted with the required fees as established in the Colerain Township fee schedule.

D. Review procedure step #3: zoning commission hearing.

(1) Upon adoption of a motion, certification of a resolution, or the filing of an application for an amendment (Step #2), the proposed amendment shall be scheduled for a public hearing before the Zoning Commission on a date established by the Board of Township Trustees, in accordance with the Ohio Revised Code.

(2) The public hearing shall not be less than 20 or more than 40 days after the date the application (Step #2) was submitted.

(3) Notification shall be given in accordance with Section 519.12 of the Ohio Revised Code.

E. Review procedure step #4: zoning commission recommendation. Within 30 days after the Zoning Commission's public hearing (Step #3), the Zoning Commission shall recommend the approval, approval with modifications, or denial of the proposed amendment and submit such recommendation together with such application or resolution, the text and map pertaining thereto, and any advisory recommendations to the Board of Township Trustees.

F. Review procedure step #5: trustees hearing.

(1) Upon receipt of the recommendation from the Zoning Commission (Step #4), the Board of Township Trustees shall set a time for a public hearing on such proposed amendment.

(2) The date of the public hearing shall not be more than 30 days after the date of the receipt of such recommendation from the Zoning Commission.

(3) Notification shall be given in accordance with Section 519.12 of the Ohio Revised Code.

G. Review procedure step #6: decision.

(1) Within 20 days after its public hearing (Step #5), the Board of Trustees shall either adopt or deny the recommendations of the Zoning Commission or adopt some modification thereof. In the event the Board of Trustees denies or modifies the recommendation of the Zoning Commission, a majority vote of the Board of Trustees shall be required.

(2) Any amendment adopted by the Board of Township Trustees shall be subject to referendum in accordance with Ohio Revised Code §§ 519.12 and 3501.38, including the timing, petition requirements, elector thresholds, and election procedures set forth therein.

Staff & Hearing Information

Department:	Planning & Zoning
Staff:	David Peters, Zoning Commission Administrator
Hearing Date:	January 20, 2026

Case Information

Case Title:	Legislative Review Procedures
Application Type:	Text Amendment

Comparison Between Current & Proposed Text

6.4.1 – Legislative Review Procedures

A. Amendment initiation. Amendments or supplements to the Zoning Resolution may be initiated by:

(1) Motion of the Zoning Commission;

(2) Passage of a resolution by the Board of Township Trustees, who shall then certify such resolution to the Zoning Commission; or

(3) By the filing of an application by 1 or more of the owners of property within the area proposed to be changed or affected by the proposed amendment.

B. Review procedure step #1: preapplication conference.

(1) The applicant is encouraged to meet with the Colerain Township Zoning Department to discuss the initial concepts of a zoning map amendment and general compliance with applicable provisions of this Resolution prior to the submission of the application.

(2) During this time, an applicant may also request a preliminary, informal meeting with the Zoning Commission to discuss the initial concepts.

(3) Discussions that occur during a preapplication conference or a preliminary meeting with staff or the Zoning Commission are not binding on the Township and do not constitute official assurances or representations by Colerain Township or its officials regarding any aspects of the plan or application discussed.

C. Review procedure step #2: application.

(1) Applications for any change of district boundaries, classifications of property as shown on the Zoning Map, or changes to the Resolution text shall be submitted to the Zoning Commission at the Colerain Township Zoning Department.

(2) The application shall include all such forms, maps, and information, as may be prescribed for that purpose by the Zoning Commission to assure the fullest practicable presentation of the facts for the permanent record. ~~A list of minimum submittal requirements may be adopted by the Board of Township Trustees.~~ **Minimum submittal requirements may be established by resolution or administrative policy.**

(3) Each application shall be signed by at least one of the owners, or the owner's authorized agent of the property within the area proposed to be reclassified, attesting to the truth and correctness of all facts and information presented with the applications.

(4) ~~Applications for amendments initiated by the Zoning Commission shall be accompanied by the Zoning Commission's motion pertaining to such proposed amendment.~~ **Amendments initiated by the Zoning Commission shall be formally**

authorized by motion of the Zoning Commission describing the proposed amendment.

~~(5) Any person or persons desiring a change in the zoning classification of property shall file with the application for such change a statement giving the names and addresses of the owners of all properties lying within 200 feet of any part of the property the zoning classification of which is proposed to be changed.~~

(6**5**) All applications shall be submitted with the required fees as established in the Colerain Township fee schedule.

D. Review procedure step #3: zoning commission hearing.

(1) Upon adoption of a motion, certification of a resolution, or the filing of an application for an amendment (Step #2), the ~~Zoning Commission shall set a date for a public hearing regarding the proposed amendment.~~ **proposed amendment shall be scheduled for a public hearing before the Zoning Commission on a date established by the Board of Township Trustees, in accordance with the Ohio Revised Code.**

(2) The public hearing shall not be less than 20 or more than 40 days after the date the application (Step #2) was submitted.

(3) Notification shall be given in accordance with Section 519.12 of the Ohio Revised Code. ~~In addition to the notification required by the Ohio Revised Code, the Township shall mail notice to all property owners within 200 feet of a property subject to a map amendment at least 10 days prior to the public hearing.~~

E. Review procedure step #4: zoning commission recommendation. Within 30 days after the Zoning Commission's public hearing (Step #4**3**), the Zoning Commission shall recommend the approval, approval with modifications, or denial of the proposed amendment and submit such recommendation together with such application or resolution, the text and map pertaining thereto, and ~~the recommendation of the Hamilton County Regional Planning Commission (if applicable)~~ **any advisory recommendations to the Board of Township Trustees.**

F. Review procedure step #5: trustees hearing.

(1) Upon receipt of the recommendation from the Zoning Commission (Step #4), the Board of Township Trustees shall set a time for a public hearing on such proposed amendment.

(2) The date of the public hearing shall not be more than 30 days after the date of the receipt of such recommendation from the Zoning Commission.

(3) Notification shall be given in accordance with Section 519.12 of the Ohio Revised Code. ~~See Step #3.~~

G. Review procedure step #6: decision.

(1) Within 20 days after its public hearing (Step #5), the Board of Trustees shall either adopt or deny the recommendations of the Zoning Commission or adopt some modification thereof. In the event the Board of Trustees denies or modifies the recommendation of the Zoning Commission, a majority vote of the Board of Trustees shall be required.

(2) Any amendment adopted by the Board of Township Trustees shall ~~become effective in 30 days after the date of such adoption, unless, within 30 days after the adoption of the amendment, there is presented to the Board of Township Trustees a petition, signed by a number of registered electors residing in the unincorporated area of the Township or part of that unincorporated area included in the zoning plan equal to not less than 15% of the total vote cast for all candidates for governor in such area at the most recent general election at which a governor was elected, requesting the Board of Township Trustees to submit the amendment to the electors of such area for approval or rejection at a special election to be held on the day of the next primary or general election. Each part of this petition shall contain the number and the full and correct title, if any, of the zoning amendment resolution, motion, or application, furnishing the name by which the amendment is known and a summary of its contents. In addition to meeting the requirements of this Section, each petition shall be governed by the rules specified in Sections 519.12 and 3501.38 of the Ohio Revised Code.~~ **be subject to referendum in accordance with Ohio Revised Code §§ 519.12 and 3501.38, including the timing, petition requirements, elector thresholds, and election procedures set forth therein.**

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

Resolution to APPROVE/DENY CZC-25-17, Text Amendment to Revise Standards Related to Legislative Review Procedures.

Recommend ADOPTION of the Resolution.

Rationale:

Approval of CZC-25-17 will align Township legislative zoning procedures with the notice and filing requirements of the Ohio Revised Code, improve internal consistency, and remove procedural redundancies. It will also clarify that legislative zoning applications are governed by the applicable notice and filing requirements set forth in the Ohio Revised Code, improve long-term code durability, and ensure that future statutory changes at the state level are automatically incorporated without requiring additional text amendments.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 6:00 p.m., on the 10th day of March, 2026, 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-25-17, ZONING TEXT AMENDMENT TO ARTICLE 6, ADMINISTRATION, SECTION 6.4.1, LEGISLATIVE REVIEW PROCEDURES

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 January 20, 2026 for Case Number CZC-25-17 that proposed text amendments to Article 6, Administration, Section 6.4.1, Legislative Review Procedures, to align Township legislative zoning procedures with the notice and filing requirements of the Ohio Revised Code, improve internal consistency, and remove procedural redundancies; 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 clarify that legislative zoning applications are governed by the applicable notice and filing requirements set forth in the Ohio Revised Code, improving long-term code durability, and ensuring that future statutory changes at the state level are automatically incorporated without requiring additional text amendments; 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-25-17 on March 10, 2026, 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 Section121.22 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 _____, 2026.

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 _____, 2026.

_____
Jeff Baker
Colerain Township Fiscal Officer

Exhibit A

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

6.4.1 – Legislative Review Procedures

A. Amendment initiation. Amendments or supplements to the Zoning Resolution may be initiated by:

(1) Motion of the Zoning Commission;

(2) Passage of a resolution by the Board of Township Trustees, who shall then certify such resolution to the Zoning Commission; or

(3) By the filing of an application by 1 or more of the owners of property within the area proposed to be changed or affected by the proposed amendment.

B. Review procedure step #1: preapplication conference.

(1) The applicant is encouraged to meet with the Colerain Township Zoning Department to discuss the initial concepts of a zoning map amendment and general compliance with applicable provisions of this Resolution prior to the submission of the application.

(2) During this time, an applicant may also request a preliminary, informal meeting with the Zoning Commission to discuss the initial concepts.

(3) Discussions that occur during a pre-application conference or a preliminary meeting with staff or the Zoning Commission are not binding on the Township and do not constitute official assurances or representations by Colerain Township or its officials regarding any aspects of the plan or application discussed.

C. Review procedure step #2: application.

(1) Applications for any change of district boundaries, classifications of property as shown on the Zoning Map, or changes to the Resolution text shall be submitted to the Zoning Commission at the Colerain Township Zoning Department.

(2) The application shall include all such forms, maps, and information, as may be prescribed for that purpose by the Zoning Commission to assure the fullest practicable presentation of the facts for the permanent record. ~~A list of minimum submittal requirements may be adopted by the Board of Township Trustees.~~ ***Minimum submittal requirements may be established by resolution or administrative policy.***

(3) Each application shall be signed by at least one of the owners, or the owner's authorized agent of the property within the area proposed to be reclassified, attesting to the truth and correctness of all facts and information presented with the applications.

(4) ~~Applications for amendments initiated by the Zoning Commission shall be accompanied by the Zoning Commission's motion pertaining to such proposed~~

~~amendment.~~ ***Amendments initiated by the Zoning Commission shall be formally authorized by motion of the Zoning Commission describing the proposed amendment.***

~~(5) Any person or persons desiring a change in the zoning classification of property shall file with the application for such change a statement giving the names and addresses of the owners of all properties lying within 200 feet of any part of the property the zoning classification of which is proposed to be changed.~~

(~~6~~5) All applications shall be submitted with the required fees as established in the Colerain Township fee schedule.

D. Review procedure step #3: zoning commission hearing.

(1) Upon adoption of a motion, certification of a resolution, or the filing of an application for an amendment (Step #2), the ~~Zoning Commission shall set a date for a public hearing regarding the proposed amendment.~~ ***proposed amendment shall be scheduled for a public hearing before the Zoning Commission on a date established by the Board of Township Trustees, in accordance with the Ohio Revised Code.***

(2) The public hearing shall not be less than 20 or more than 40 days after the date the application (Step #2) was submitted.

(3) Notification shall be given in accordance with Section 519.12 of the Ohio Revised Code. ~~In addition to the notification required by the Ohio Revised Code, the Township shall mail notice to all property owners within 200 feet of a property subject to a map amendment at least 10 days prior to the public hearing.~~

E. Review procedure step #4: zoning commission recommendation. Within 30 days after the Zoning Commission's public hearing (Step #4***3***), the Zoning Commission shall recommend the approval, approval with modifications, or denial of the proposed amendment and submit such recommendation together with such application or resolution, the text and map pertaining thereto, and ~~the recommendation of the Hamilton County Regional Planning Commission (if applicable)~~ ***any advisory recommendations to the Board of Township Trustees***.

F. Review procedure step #5: trustees hearing.

(1) Upon receipt of the recommendation from the Zoning Commission (Step #4), the Board of Township Trustees shall set a time for a public hearing on such proposed amendment.

(2) The date of the public hearing shall not be more than 30 days after the date of the receipt of such recommendation from the Zoning Commission.

(3) Notification shall be given in accordance with Section 519.12 of the Ohio Revised Code. See Step #3.

G. Review procedure step #6: decision.

(1) Within 20 days after its public hearing (Step #5), the Board of Trustees shall either

adopt or deny the recommendations of the Zoning Commission or adopt some modification thereof. In the event the Board of Trustees denies or modifies the recommendation of the Zoning Commission, a majority vote of the Board of Trustees shall be required.

(2) Any amendment adopted by the Board of Township Trustees shall ~~become effective in 30 days after the date of such adoption, unless, within 30 days after the adoption of the amendment, there is presented to the Board of Township Trustees a petition, signed by a number of registered electors residing in the unincorporated area of the Township or part of that unincorporated area included in the zoning plan equal to not less than 15% of the total vote cast for all candidates for governor in such area at the most recent general election at which a governor was elected, requesting the Board of Township Trustees to submit the amendment to the electors of such area for approval or rejection at a special election to be held on the day of the next primary or general election. Each part of this petition shall contain the number and the full and correct title, if any, of the zoning amendment resolution, motion, or application, furnishing the name by which the amendment is known and a summary of its contents. In addition to meeting the requirements of this Section, each petition shall be governed by the rules specified in Sections 519.12 and 3501.38 of the Ohio Revised Code.~~ ***be subject to referendum in accordance with Ohio Revised Code §§ 519.12 and 3501.38, including the timing, petition requirements, elector thresholds, and election procedures set forth therein.***

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 6:00 p.m., on the 10th day of March, 2026, 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-25-17, ZONING TEXT AMENDMENT TO ARTICLE 6, ADMINISTRATION, SECTION 6.4.1, LEGISLATIVE REVIEW PROCEDURES

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 January 20, 2026 for Case Number CZC-25-17 that proposed text amendments to Article 6, Administration, Section 6.4.1, Legislative Review Procedures, to align Township legislative zoning procedures with the notice and filing requirements of the Ohio Revised Code, improve internal consistency, and remove procedural redundancies; 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 clarify that legislative zoning applications are governed by the applicable notice and filing requirements set forth in the Ohio Revised Code, improving long-term code durability, and ensuring that future statutory changes at the state level are automatically incorporated without requiring additional text amendments; 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-25-17 on March 10, 2026, 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 Section121.22 of the Ohio Revised Code; and

3. 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.

4. 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 _____, 2026.

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 _____, 2026.

_____
Jeff Baker
Colerain Township Fiscal Officer

Exhibit A

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

6.4.1 – Legislative Review Procedures

A. Amendment initiation. Amendments or supplements to the Zoning Resolution may be initiated by:

(1) Motion of the Zoning Commission;

(2) Passage of a resolution by the Board of Township Trustees, who shall then certify such resolution to the Zoning Commission; or

(3) By the filing of an application by 1 or more of the owners of property within the area proposed to be changed or affected by the proposed amendment.

B. Review procedure step #1: preapplication conference.

(1) The applicant is encouraged to meet with the Colerain Township Zoning Department to discuss the initial concepts of a zoning map amendment and general compliance with applicable provisions of this Resolution prior to the submission of the application.

(2) During this time, an applicant may also request a preliminary, informal meeting with the Zoning Commission to discuss the initial concepts.

(3) Discussions that occur during a pre-application conference or a preliminary meeting with staff or the Zoning Commission are not binding on the Township and do not constitute official assurances or representations by Colerain Township or its officials regarding any aspects of the plan or application discussed.

C. Review procedure step #2: application.

(1) Applications for any change of district boundaries, classifications of property as shown on the Zoning Map, or changes to the Resolution text shall be submitted to the Zoning Commission at the Colerain Township Zoning Department.

(2) The application shall include all such forms, maps, and information, as may be prescribed for that purpose by the Zoning Commission to assure the fullest practicable presentation of the facts for the permanent record. ~~A list of minimum submittal requirements may be adopted by the Board of Township Trustees.~~ ***Minimum submittal requirements may be established by resolution or administrative policy.***

(3) Each application shall be signed by at least one of the owners, or the owner's authorized agent of the property within the area proposed to be reclassified, attesting to the truth and correctness of all facts and information presented with the applications.

(4) ~~Applications for amendments initiated by the Zoning Commission shall be accompanied by the Zoning Commission's motion pertaining to such proposed~~

~~amendment.~~ ***Amendments initiated by the Zoning Commission shall be formally authorized by motion of the Zoning Commission describing the proposed amendment.***

~~(5) Any person or persons desiring a change in the zoning classification of property shall file with the application for such change a statement giving the names and addresses of the owners of all properties lying within 200 feet of any part of the property the zoning classification of which is proposed to be changed.~~

(~~6~~5) All applications shall be submitted with the required fees as established in the Colerain Township fee schedule.

D. Review procedure step #3: zoning commission hearing.

(1) Upon adoption of a motion, certification of a resolution, or the filing of an application for an amendment (Step #2), the ~~Zoning Commission shall set a date for a public hearing regarding the proposed amendment.~~ ***proposed amendment shall be scheduled for a public hearing before the Zoning Commission on a date established by the Board of Township Trustees, in accordance with the Ohio Revised Code.***

(2) The public hearing shall not be less than 20 or more than 40 days after the date the application (Step #2) was submitted.

(3) Notification shall be given in accordance with Section 519.12 of the Ohio Revised Code. ~~In addition to the notification required by the Ohio Revised Code, the Township shall mail notice to all property owners within 200 feet of a property subject to a map amendment at least 10 days prior to the public hearing.~~

E. Review procedure step #4: zoning commission recommendation. Within 30 days after the Zoning Commission's public hearing (Step #~~4~~***3***), the Zoning Commission shall recommend the approval, approval with modifications, or denial of the proposed amendment and submit such recommendation together with such application or resolution, the text and map pertaining thereto, and ~~the recommendation of the Hamilton County Regional Planning Commission (if applicable)~~ ***any advisory recommendations to the Board of Township Trustees***.

F. Review procedure step #5: trustees hearing.

(1) Upon receipt of the recommendation from the Zoning Commission (Step #4), the Board of Township Trustees shall set a time for a public hearing on such proposed amendment.

(2) The date of the public hearing shall not be more than 30 days after the date of the receipt of such recommendation from the Zoning Commission.

(3) Notification shall be given in accordance with Section 519.12 of the Ohio Revised Code. See Step #3.

G. Review procedure step #6: decision.

(1) Within 20 days after its public hearing (Step #5), the Board of Trustees shall either

adopt or deny the recommendations of the Zoning Commission or adopt some modification thereof. In the event the Board of Trustees denies or modifies the recommendation of the Zoning Commission, a majority vote of the Board of Trustees shall be required.

(2) Any amendment adopted by the Board of Township Trustees shall ~~become effective in 30 days after the date of such adoption, unless, within 30 days after the adoption of the amendment, there is presented to the Board of Township Trustees a petition, signed by a number of registered electors residing in the unincorporated area of the Township or part of that unincorporated area included in the zoning plan equal to not less than 15% of the total vote cast for all candidates for governor in such area at the most recent general election at which a governor was elected, requesting the Board of Township Trustees to submit the amendment to the electors of such area for approval or rejection at a special election to be held on the day of the next primary or general election. Each part of this petition shall contain the number and the full and correct title, if any, of the zoning amendment resolution, motion, or application, furnishing the name by which the amendment is known and a summary of its contents. In addition to meeting the requirements of this Section, each petition shall be governed by the rules specified in Sections 519.12 and 3501.38 of the Ohio Revised Code.~~ ***be subject to referendum in accordance with Ohio Revised Code §§ 519.12 and 3501.38, including the timing, petition requirements, elector thresholds, and election procedures set forth therein.***

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

CZC-25-19: The applicant, Colerain Township Zoning Commission, is requesting a Text Amendment to Revise Standards Related to Signage.

Recommend ADOPTION of the Motion to open the Public Hearing.

Rationale:

The Zoning Commission held a Public Hearing on January 20, 2026 re: a Text Amendment to the Colerain Township Zoning Resolution to amend Section 4.8, Signage, and sent the amendment to the Board of Trustees for consideration. A Public Hearing is required before voting on the amendment.

COLERAIN
TOWNSHIP ~ OHIO

CZC-25-19
CASE SUMMARY
Zoning Commission

Signage
Text Amendment

Staff & Hearing Information

Department:	Planning & Zoning
Staff:	David Peters, Zoning Commission Administrator
Hearing Date:	January 20, 2026

Case Information

Case Title:	Signage
Application Type:	Text Amendment

Application Summary

Recommend approval of a Zoning Resolution text amendment to comprehensively update Section 4.8, Signage, to ensure all sign regulations are content neutral, legally defensible, and grounded in objective, non-communicative standards, while also incorporating technical, clarifying, and organizational revisions to improve clarity, usability, and long-term enforceability.

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*

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

David Peters, Senior Planner

COLERAIN TOWNSHIP ~ OHIO

CZC-25-19

STAFF REPORT

Zoning Commission

Signage
Text Amendment

Staff & Hearing Information

Department:	Planning & Zoning
Staff:	David Peters, Zoning Commission Administrator
Hearing Date:	January 20, 2026

Case Information

Case Title:	Signage
Application Type:	Text Amendment

Proposed Action

Recommend approval of a Zoning Resolution text amendment to comprehensively update Section 4.8, Signage, to ensure all sign regulations are content neutral, legally defensible, and grounded in objective, non-communicative standards, while also incorporating technical, clarifying, and organizational revisions to improve clarity, usability, and long-term enforceability.

Case Summary & History

Section 4.8 of the Colerain Township Zoning Resolution establishes the regulatory framework governing signage across all zoning districts. Since the adoption of the Township's updated Zoning Resolution on October 10, 2024, staff has continued to evaluate the practical application of the signage regulations in coordination with applicants, small business owners, and reviewing bodies.

Recent judicial guidance, including Reed v. Town of Gilbert, 576 U.S. 155 (2015), has reinforced that sign regulations must be content neutral and based on objective, non-communicative criteria such as size, height, location, duration, and physical characteristics. While the Township's signage standards are intended to be applied in a content-neutral manner, certain provisions rely on distinctions or structural organization that could require interpretation of sign content, creating potential legal vulnerability and administrative inefficiency over time.

This text amendment represents a comprehensive refinement of Section 4.8. The amendment prioritizes constitutional defensibility by ensuring all standards are content neutral and measurable, while also streamlining administrative processes and clarifying regulatory expectations. In doing so, the Township is advancing a signage framework that maintains high design and safety standards while reducing unnecessary regulatory friction, particularly for small businesses navigating the permitting process.

Additionally, staff has identified that several of the dimensional and regulatory tables adopted on October 10, 2024, have proven difficult for applicants to interpret without substantial staff assistance. The proposed reorganization improves clarity and usability without altering the underlying intent of the regulations. Importantly, the recently adopted Signage Compliance Standards remain unchanged and continue to govern signage maintenance expectations.

Proposed Section(s) to Amend

Article 4 – Development Design Standards

Section 4.8 – Signage

Subsections 4.8.1, 4.8.2, 4.8.3, and 4.8.4.

The amendment comprehensively revises Section 4.8 to remove content-based distinctions, reorganize and clarify regulatory provisions, simplify dimensional standards presentation, and reduce unnecessary administrative complexity.

The amendment does not modify the recently adopted Subsection *4.8.5 - Signage Compliance Standards*, which remain in full force and effect and is not included in the appendixes for this report. However, due to formatting changes in the proposed amendment, Subsection 4.8.5 will be renumbered as 4.8.6.

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.

Staff Findings

Alignment with Established Legal Precedent and Best Practice

The amendment ensures that all signage regulations are content neutral and based on objective, non-communicative criteria, consistent with First Amendment jurisprudence and best practices in zoning administration.

Consistency with the Comprehensive Plan

The Comprehensive Plan encourages modernization of development regulations to improve clarity, usability, and legal defensibility while supporting reinvestment and economic vitality throughout the Township.

Consolidation and Clarification of Zoning Language

Reorganizing Section 4.8 and simplifying regulatory tables improves internal consistency and reduces reliance on staff interpretation, making the code more accessible to applicants and reviewing bodies.

Reduction in Administrative Ambiguity

Grounding sign standards in measurable characteristics such as size, height, location, duration, and illumination reduces interpretive uncertainty and supports predictable, uniform enforcement.

Support for Business Retention and Attraction

Streamlining signage regulations and removing unnecessary procedural friction supports small businesses and reinvestment by making signage approvals more predictable and user-friendly, consistent with the Comprehensive Plan's economic development objectives .

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,

David Peters, Senior Planner

COLERAIN TOWNSHIP ~ OHIO

CZC-25-19

APPENDIX B

Proposed Text

Signage
Text Amendment

Staff & Hearing Information

Department:	Planning & Zoning
Staff:	David Peters, Zoning Commission Administrator
Hearing Date:	January 20, 2026

Case Information

Case Title:	Signage
Application Type:	Text Amendment

Proposed Zoning Text

4.8.1 General Provisions

A. Purpose. The purposes of this Section are to:

(1) Regulate signage in a content-neutral manner based on form, placement, and physical characteristics, consistent with First Amendment protections;

(2) Protect public safety by preventing signage that interferes with traffic control devices, sight distance, or pedestrian and vehicular circulation;

(3) Reduce visual clutter and improve corridor legibility through reasonable limits on sign size, height, number, illumination, and location;

(4) Ensure signage is appropriately scaled for on-site identification and wayfinding; and

(5) Support community character and economic reinvestment through clear, predictable, and uniformly applied standards.

B. Applicability.

(1) This Section governs the establishment, installation, alteration, and maintenance of all signage.

(2) This Section applies to all zoning districts and all parcels unless a provision expressly states otherwise.

(3) Permanent signage is permitted only in accordance with an adopted Master Signage Plan, except where expressly exempted by this Resolution.

(4) Routine maintenance and repair that does not alter a sign face, panel, or display surface, or otherwise change the sign's size, height, location, illumination, or structural components, shall not be considered a sign alteration and shall not require plan approval or amendment.

(5) Property owners and authorized agents are jointly and severally responsible for ensuring that all signage remains in compliance with this Resolution.

C. Measurements.

(1) Setbacks. Setbacks shall be measured horizontally from the applicable lot line to the nearest point of the sign structure, including any base, support, frame, or architectural element.

(2) Height. Sign height shall be measured from normal grade to the highest attached component of the sign structure, including all sign faces, cabinets, frames, and decorative elements. Grade changes made solely or primarily to increase sign height shall not be used for measurement.

(3) Area. Sign area shall be calculated as the area of the smallest geometric shape that encloses the entire sign face. For signs consisting of individual letters, symbols, or elements mounted directly to a surface, sign area shall be calculated as the area enclosing all sign components.

D. Zones and Districts. For purposes of this Section, signage permissions shall be determined based on the applicable zoning district and, where a conditional or lawful nonconforming use exists, the type of use lawfully occupying the site, as follows:

(1) Residential Zoning Districts. RER, SUR, and MUR zoning districts. Properties within these districts that are lawfully occupied by non-residential uses shall be subject to the signage standards applicable to the use as permitted by this Resolution.

(2) Commercial Zoning Districts. NBM, AMN, AMC, and AMS zoning districts.

(3) Industrial Zoning Districts. LIT and SLF zoning districts.

(4) GOR District. No signage shall be permitted within the GOR zoning district except for governmental signs, signs required by law, and gateway monument signs approved in accordance with this Resolution.

4.8.2 Master Signage Plan

A. Requirement and Effect.

(1) A Master Signage Plan shall be required for any lot proposing one or more permanent surface or identification signs.

(2) An approved Master Signage Plan authorizes all signage shown on the plan, and no separate zoning certificate shall be required.

(3) A joint plan may be submitted for unified or commonly maintained developments to establish coordinated signage standards, as determined appropriate by the Zoning Administrator.

(4) The Zoning Administrator shall approve or deny a complete Master Signage Plan application within thirty (30) days of completeness determination. The review period may be extended provided that notice of such extension is issued to the applicant through the Township's permit processing portal.

(5) Written findings shall be issued for any denial.

B. Submittal Requirements. A Master Signage Plan shall include sufficient information to demonstrate compliance with this Resolution, including:

(1) A consolidated site plan showing all existing and proposed signage and relevant site features;

(2) Calculations demonstrating compliance with applicable sign standards;

(3) Design, construction, and illumination details;

(4) Landscaping details for ground-mounted signs; and

(5) Identification of any proposed sign face changes. Replacement or modification of a sign structure shall constitute a new sign.

4.8.3 Signs Permitted by Master Signage Plan

A. Surface Signs.

(1) Applicability. Surface signs, including wall signs, blade signs, and window signs, shall be permitted in all residential, commercial, and industrial zoning districts, subject to approval of a Master Signage Plan, and in compliance with the standards of this subsection and Table 4.8.3-A.

(2) Dimensional Standards. Surface signs shall be subject to the following dimensional standards:

Table 4.8.3-A
Dimensional Standards for Surface Signs

	Combined Area of All Surface Signs
Residential	0.5 square feet per lineal foot of building frontage, max 75 ft^2
Commercial	1 square foot per lineal foot of building frontage; max 150 ft^2
Industrial	1.5 square feet per lineal foot of building frontage; max 225 ft^2

(3) General Standards. All surface signs shall comply with the following:

i. Surface signs shall not include visible wiring, conduit, raceways, transformers, or cabinet-style box signs with changeable faces;

ii. Wall signs and blade signs may be internally, externally, or indirectly illuminated; and

iii. Window signs shall not be illuminated. The following shall be permitted notwithstanding this limitation: One (1) illuminated window sign, not exceeding two (2) square feet in area, operated only during business hours.

B. Directional Signs.

(1) Applicability. Directional signs, including curb cut signs and wayfinding signs, shall be permitted in all commercial and industrial zoning districts, subject to approval of a Master Signage Plan, and in compliance with the standards of this subsection and Table 4.8.3-B.

(2) Dimensional Standards. Directional signs shall be subject to the following dimensional standards:

Table 4.8.3-B
Dimensional Standards for Directional Signs

	Count	Sign Face Surface Area	Total Sign Height Including Base	Setback
Curb Cut	1 per driveway	10 ft^2 per side per sign structure	4 feet maximum	None
Wayfinding	1 per 5 acres; Maximum of 4	50 ft^2 per side per sign structure	8 feet maximum	20 feet

(3) General Standards. All directional signs shall comply with the following:

i. Signs shall be ground-mounted and not mounted on one or more poles;

ii. Signs shall be subordinate in size and placement to permitted identification signage;

iii. Signs shall not function as on-premises identification signage; and

iv. Wayfinding signs shall be permitted only on lots with a minimum lot area of ten (10) acres, or within a development consisting of multiple lots that collectively contain a minimum of ten (10) acres and are under common ownership or common control by a homeowners' association or similar entity.

C. Identification Signs.

(1) Applicability. Identification signs, including single identification signs, joint monument signs, and gateway signs, shall be permitted subject to approval of a Master Signage Plan and in compliance with the standards of this subsection and Table 4.8.3-C. Gateway signs are permitted in all zoning districts. Single identification and joint identification signs are permitted in commercial and industrial zoning districts only.

(2) Dimensional Standards. Identification signs shall be subject to the following dimensional standards:

Table 4.8.3-C
Dimensional Standards for Identification Signs

	Count	Sign Face Surface Area	Total Sign Height Including Base	Setback
Single Identification	1 per 500 lineal feet of lot frontage; Maximum of 2	50 ft^2	8 feet maximum	10 feet
Joint Identification	1 per 500 lineal feet of lot frontage; Maximum of 4	50 ft^2 per tenant; 200 ft^2 total per side per sign structure	12 feet maximum	10 feet
Gateway	2 per development	200 ft^2 total per side per sign structure	16 feet maximum	10 feet

(3) General Standards. All identification signs shall comply with the following:

i. Signs shall be ground-mounted monument style with a solid masonry, stone, concrete, or comparable durable base between eighteen (18) and thirty-six (36) inches in height;

ii. Signs shall be scaled for on-site identification and internal circulation and shall not be designed for long-range visibility;

iii. No business, use, or tenant shall be identified on more than one (1) sign face on the same sign structure, nor on more than one (1) identification sign structure. Identification on any ground-mounted sign, including joint or multi-tenant signs located on a separate lot, shall count toward this limitation;

iv. A business, use, or tenant with an existing nonconforming ground-mounted identification sign shall not establish an additional ground-mounted identification sign unless the nonconforming sign is permanently removed and the site is brought into full compliance with this Section;

v. Identification signs may be internally, externally, or indirectly illuminated;

vi. Tenant names and graphics on joint identification signs shall be displayed on a uniform background and shall be limited to a single, consistent color; and

vii. Tenant sign faces on joint identification signs shall be consistent in dimensions across the sign structure.

viii. Replacement, modification, or alteration of any sign face, panel, or display surface on an identification sign or nonconforming pole or pylon sign shall require approval of a Master Signage Plan.

ix. Gateway signs shall be permitted only on lots with a minimum lot area of ten (10) acres, or within a development or neighborhood consisting of multiple lots that collectively contain a minimum of ten (10) acres and are under common ownership or common control by a homeowners' association or similar entity.

(4) Landscaping Standards. All ground-mounted identification signs shall incorporate landscaping meeting the following standards:

i. Each sign shall be fully surrounded by a continuous landscaped area with a minimum five-foot (5') radius measured from the outer edge of the sign base, uninterrupted by paving, curbing, edging, or structural elements.

ii. The landscaped area shall consist of living plant materials and shall include, at a minimum, one (1) ornamental tree or multi-stem shrub (6 ft. minimum installed height), three (3) shrubs (30 in. minimum installed height), and groundcover sufficient to achieve full coverage within two (2) growing seasons.

iii. Mulch may comprise no more than forty percent (40%) of the landscaped area. Decorative rock, gravel, artificial turf, and other non-living materials shall not be counted.

iv. Required landscaping shall not be located within sight-distance triangles, clear-vision areas, utility easements, or areas that obstruct pedestrian or vehicular circulation.

v. Landscaping shall be continuously maintained in a healthy and orderly condition. Dead or diseased plant material shall be replaced in the next available planting season. Failure to maintain required landscaping shall constitute a violation of this Resolution.

(5) Changeable Copy Boards. Copy boards that change manually, mechanically, or electronically may be incorporated into a single identification monument sign, subject to the following standards:

i. Electronic copy shall be displayed only against a black background and shall not flash, scroll, move, or otherwise create the appearance of motion;

ii. Changes to displayed copy shall occur no more than once per hour; and

iii. Maximum brightness shall not exceed two thousand (2,000) nits and shall include automatic dimming controls and glare shields equipped with a photocell responsive to ambient light conditions.

iv. The area of the changeable copy board shall count towards the maximum permitted sign face surface area as shown in Table 4.8.3-C.

4.8.4 Signs Permitted Without a Master Signage Plan

A. Governmental and Signs Required by Law.

B. Drive-Thru Order Display Boards. Drive-thru order display boards are permitted only in conjunction with a lawful drive-thru or drive-in use. Such signs shall be set back a minimum of ten (10) feet from all property lines, shall be no taller than 8 feet, and shall not exceed fifty (50) square feet per sign.

C. Portable A-Frame or Sandwich Board Signs. One (1) portable A-frame or sandwich board sign is permitted per lot or per tenant space. Such signs shall not exceed six (6) square feet, shall be non-illuminated, and shall be displayed only during hours of operation and shall be removed from the site at the close of business each day.

D. Temporary Signs. One (1) temporary banner sign is permitted per lot or per tenant space. Such signs shall not exceed six (6) square feet in residential zoning districts or thirty-six (36) square feet in commercial or industrial zoning districts, shall be non-illuminated, shall be set back a minimum of ten (10) feet from all property lines, and shall be displayed for a maximum of 60 consecutive days within a 90-day period.

E. Incidental Signs. Incidental signs are permitted without a Master Signage Plan when accessory to and physically integrated with a lawful on-site use, structure, or equipment. Such signs shall be oriented toward on-site users, and shall be limited to identification, instructional, safety, pricing, or operational information directly related to the associated use or equipment. Incidental signs shall be non-illuminated or illuminated only as an integral part of the equipment and shall not function as general advertising, off-premises signage, or a substitute for signage otherwise regulated by this Article, nor be arranged or combined to create the appearance of a larger sign.

4.8.5 Prohibited Signs

A. Prohibited Sign Types. The following sign types are prohibited in all zoning districts:

(1) Pole signs and pylon signs;

(2) Human-held, worn, or carried signs;

(3) Inflatable signs or inflatable sign devices;

(4) Snipe signs;

(5) Signs that utilize motion, including signs with physically moving parts or mechanical movement;

(6) Improvised, makeshift, or non-permanent signs used or intended for permanent display. This provision includes post-and-panel signs;

(7) Signs utilizing flashing, scrolling, pulsing, moving, or otherwise animated illumination, except where expressly permitted by this Resolution;

(8) Roof-mounted signs; and

(9) Signs that utilize flexible, exposed, or decorative lighting elements, including rope lights, LED string lights, neon tubing, or similar continuous light sources not enclosed within a sign cabinet or individual channel letters.

B. Prohibited Locations. Signs shall not be installed, displayed, or maintained in any of the following locations:

(1) Within public rights-of-way or on public property, except where expressly authorized by a governmental entity or permitted elsewhere in this Resolution;

(2) On traffic control devices, utility poles, street furniture, fences, trees, other signage, or other objects not designed or approved to support signage;

(3) Without authorization of the property owner or lawful occupant of the premises;

(4) In a manner that obstructs sight distance, interferes with traffic control devices, or creates a hazard to pedestrian or vehicular circulation; and

(5) In a manner that imitates, resembles, or conflicts with official traffic control devices or signage.

Sign: Awning or Canopy.
A surface sign integrated into or applied to an awning or canopy that is attached to and supported by a building façade and extends over a door, window, or pedestrian area. The sign area shall be limited to the awning valance or other designated display surface.

Sign: Banner.
A sign that is made of or printed on flexible material like fabric or vinyl and designed to be quickly installed or easily removed, upon which copy is written and which is mounted to the ground, supported between poles or sticks, fastened to buildings or other structures, or to the wall of a building or structure, that is erected on a temporary basis and removed when the time period has expired.

Sign: Base.
The part of a sign that is attached to the ground.

Sign: Blade.
A low-profile sign attached to and projecting outward from a building face or wall, generally at a right angle to the building. This term includes a sign that is located entirely or partially in the public right-of-way, as well as a sign that is located entirely on private property, and shall maintain a minimum clearance of eight (8) feet above grade.

Sign: Brightness.
The luminance of an illuminated sign measured in nits (candelas per square meter) at the sign face using a calibrated luminance meter and standard industry practice.

Sign: Cabinet.
An enclosed sign structure or housing that contains one or more sign faces and may include internal illumination, within which lighting components and wiring are concealed.

Sign: Cabinet-Style Box.
A sign constructed as an enclosed cabinet or box with one or more translucent faces where the cabinet itself forms the primary sign body.

Sign: Channel Letters.
Three-dimensional individually cut letters or figures, whether or not illuminated, affixed to a structure.

Sign: Changeable Copy Board.
A portion of a sign designed so that letters, numerals, symbols, or graphics may be changed or replaced manually, mechanically, or electronically without replacing the entire sign structure.

Sign: Clear-Vision Area.
An area of unobstructed visibility required to maintain safe sight distance for vehicular and pedestrian traffic, within which signs, landscaping, structures, or other visual obstructions are limited or prohibited.

Sign: Consecutive Days.
Calendar days counted without interruption, including weekends and holidays.

Sign: Copy.
Any graphic, word, numeral, symbol, insignia, text, sample, model, device, or combination thereof that is primarily intended to advertise, identify, or notify.

Sign: Curb Cut.
A low-profile, ground-mounted directional sign located near a driveway or access point to guide vehicular or pedestrian movement.

Sign: Decorative Element.
A built feature that is part of or attached to a sign structure, including frames, surrounds, piers, columns, decorative towers, capstones, cornices, and similar features. Decorative elements shall be included in the measurement of sign height, setback, and sign area where they form part of the sign structure or sign face boundary. Also known as "Architectural Element."

Sign: Directional.
A sign located on a site and designed, sized, and placed to support internal vehicular or pedestrian circulation, including access drives, parking areas, and internal pathways, and which is subordinate in scale and placement to identification signage on the same site.

Sign: Drive-Thru and Drive-In Menu.
A sign installed in conjunction with a drive-thru or drive-in facility, located to be readable by occupants of vehicles using such facilities, and mounted on a freestanding structure or building surface as part of the site's circulation and service layout.

Sign: Electronic.
A sign that displays images, text, or graphics using electronic, digital, or programmable technology.

Sign: Face.
The area or display surface within a sign that is used for the message. Also known as "Area."

Sign: Face Change.
The replacement or revision of the logos, wording, and symbols included on the front of a sign by means of replacing the physical material, by repainting over the physical material, or by implementation of a similar process. This term includes a change of business name, change in colors, copy, graphics, or visual image that does not require the installation of a new or modified sign board or cabinet. This term does not include reader boards or Changeable Copy Signs.

Sign: Gateway.
A ground-mounted monument-style sign located at the entrance to a Township, planned district, subdivision, development, or industrial park and intended to identify the area or development as a whole.

Sign: Government or Legally Required.
Signs installed by or required under authority of a governmental entity or applicable law.

Sign: Height.
The vertical distance measured from the lowest adjacent grade to the highest point of the sign or sign structure.

Sign: Human.
A sign consisting of a display, panel, or device carried, worn, or physically supported by a person, including signs mounted to clothing, equipment, or handheld supports.

Sign: Identification.
A permanent on-premises sign located on the same lot or development as the use, tenant, or development it is associated with, including single identification signs, joint identification signs, and gateway signs.

Sign: Illumination.
Any artificial means of lighting a sign that makes the sign face or copy visible, including illumination provided by light sources located outside the sign face (external illumination), illumination produced by light sources contained within a sign cabinet, channel letters, or enclosed sign elements (internal illumination), and illumination where the light source is concealed and the sign is visible by reflected light (indirect illumination).

Sign: Incidental.
A small, secondary sign customarily associated with a permitted use, limited in size and placement, and not designed or located to function as the primary identification or dominant signage on a site.

Sign: Inflatable.
Any balloon or object enlarged or inflated which floats, is tethered in the air, is activated by air or moving gas, or is located on the ground or on a building with or without copy or other graphics.

Sign: Joint Identification.
A ground-mounted sign that provides collective identification for multiple tenants or uses within a single development. Also known as "Multi-Tenant Signs."

Sign: Landscaped Area.
The area surrounding the base of a ground sign that must be maintained with ground cover or landscaping. For signage mounted to a pole or poles, the landscaped radius shall include the area beneath the signage.

Sign: Lineal Feet of Building Frontage.
The total horizontal length, measured in feet, of a building façade that directly faces and is visible from a public right-of-way. For corner buildings, frontage along more than one street-facing façade may be aggregated, provided each façade faces a public right-of-way. Building frontage shall not include façades facing internal drives, parking areas, or service courts.

Sign: Lineal Feet of Lot Frontage.
The total horizontal length, measured in feet, of a lot boundary that directly abuts a public right-of-way. For corner or through lots, uninterrupted frontage along more than one public right-of-way may be aggregated. Frontage shall be considered uninterrupted only where the lot boundary is not separated by another lot, outlot, or pad site under separate ownership or control. Frontage along private drives or internal circulation roads shall not be included.

Sign: Long-Range Visibility.
Physical design characteristics intended primarily to make a sign legible from extended distances beyond the immediate site context.

Sign: Master Sign Plan.
A plan submitted by a property owner and maintained by the Township that documents all legal signs that exist on a lot, parcel, or within a development.

Sign: Monument.
A ground-mounted sign supported by a continuous, solid base that is permanently affixed to the ground and constructed of masonry, stone, concrete, or comparable durable materials, where the sign face is integrated into the base and not elevated on exposed poles or pylons.

Sign: Motion.
A sign where the sign, sign structure, or any part of the sign or sign structure physically moves or rotates by mechanical means, including search lights, pennants, streamers, and spinners.

Sign: Normal Grade.
The finished ground elevation adjacent to a sign at the time of installation, excluding any grade changes made solely to increase sign height.

Sign: Off-Premises.
A freestanding sign located on a parcel other than the parcel on which the primary use, activity, or development associated with the sign is located. Such signs function as a principal or accessory use of the parcel on which they are installed and are typically supported by a freestanding sign structure. Also known as "Billboards."

Sign: Per Side Per Sign Structure.
Tables that show a maximum number of square feet allowed "per side per sign" allow the number of square feet shown on each side of each sign. The totals shall not be aggregated to allow a total square footage split between signs and sides of signs.

Sign: Pole or Pylon.
A freestanding sign elevated on one or more poles or pylons such that the primary sign face is raised substantially above ground level.

Sign: Portable.
An on-premises sign which is self-supporting, designed to be movable, and not structurally attached to the ground, a building, a structure, or another sign.

Sign: Primary Façade.
The portion of a frontage that serves as the main access point to a building or building unit, which is used to calculate the approvable surface area of wall signage.

Sign: Public Right-of-Way.
Land dedicated, deeded, or otherwise reserved for public use for streets, sidewalks, alleys, or utilities, including the full width of such area regardless of whether it is improved or maintained.

Sign: Roof.
A sign erected upon, against, or directly above a roof, or on top of or above the parapet of a building.

Sign: Secondary Façade.
Any building façade that does not qualify as the Primary Façade.

Sign: Setback.
The distance in feet from the applicable lot line, or other stated point of measurement, to the closest point on the sign structure.

Sign: Structure.
All components of a sign (other than the sign face copy), including supports, framework, cabinet, decorative elements, and any structural elements used to support or anchor the sign.

Sign: Single Identification.
A low-profile, ground-mounted sign placed on top of a base that advertises one business or storefront only.

Sign: Snipe.
A sign applied to trees, utility poles, supporting structures for governmental signs, bus shelters, benches, trash receptacles, newspaper vending machines or boxes, or any other portable or temporary support device.

Sign: Surface.
A sign mounted flat against or hung from a building façade and which shall not project above the roofline.

Sign: Temporary.
A sign that is not permanently affixed to the ground or a structure, or that is erected for a limited duration as established by this Resolution, and which is removed upon expiration of the authorized time period.

Sign: Tenant Space.
A distinct, leasable portion of a building or site occupied or intended to be occupied by a single business, tenant, or use, and having independent frontage, access, or operational identity.

Sign: Wall.
A surface sign mounted flat against and supported by the exterior wall of a building, where the sign face is parallel to the building façade and does not project above the roofline.

Sign: Wayfinding.
A low-profile, ground-mounted sign used to guide the safe movement of vehicular and pedestrian traffic through the lot of a business or industrial use.

Sign: Window.
A metal leaf, vinyl, painted, etched, cut, or sandblasted lettering sign that is applied directly to the interior surface of the glass or door, or a sign located near a window within a building for the purpose of being visible to and read from the outside of the building.

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

Resolution to APPROVE/DENY CZC-25-19, Text Amendment to Revise Standards Related to Signage.
Recommend ADOPTION of the Resolution.

Rationale:
Approval of CZC-25-19 will comprehensively revise Section 4.8 to remove content-based distinctions, reorganize and clarify regulatory provisions, simplify dimensional standards presentation, reduce unnecessary administrative complexity to ensure all sign regulations are content neutral, legally defensible, and grounded in objective, non-communicative standards, while also incorporating technical, clarifying, and organizational revisions to improve clarity, usability, and long-term enforceability.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 6:00 p.m., on the 10th day of March, 2026, 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-25-19, ZONING TEXT AMENDMENT TO ARTICLE 4, DEVELOPMENT DESIGN STANDARDS, SECTION 4.8, SIGNAGE

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 January 20, 2026 for Case Number CZC-25-19 that proposed text amendments to Article 4, Development Design Standards, Section 4.8, Signage, to ensure all sign regulations are content neutral, legally defensible, and grounded in objective, non-communicative standards, while also incorporating technical, clarifying, and organizational revisions to improve clarity, usability, and long-term enforceability; 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 to comprehensively revise Section 4.8 to remove content-based distinctions, reorganize and clarify regulatory provisions, simplify dimensional standards presentation, and reduce unnecessary administrative complexity; 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-25-19 on March 10, 2026, 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 Section121.22 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 _____, 2026.

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 _____, 2026.

_____
Jeff Baker
Colerain Township Fiscal Officer

Exhibit A

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

The following Sections 4.8.1 through 4.8.4 will be ~~DELETED~~ in their entirety and replaced with the *INSERTED TEXT*.

4.8.1 – General Provisions

A. Purpose. The purposes of these signage regulations are to:

(1) Encourage effective use of signage as a means of communication in the Township

(2) Maintain and enhance the aesthetic environment and the Township's ability to attract sources of economic development and growth;

(3) Encourage high quality, effective outdoor graphics for the purpose of navigation, information, and identification;

(4) Provide businesses in the Township with equitable signage standards in accordance with fair competition and aesthetic standards acceptable to the community;

(5) Provide the public with safe and effective means of locating businesses, services, and points of interest within the Township, including provisions for safe vehicular and pedestrian traffic control;

(6) Eliminate, to the maximum extent feasible, clutter and improve corridor visibility and safety;

(7) Minimize the possible adverse effect of signage on nearby public and private property;

(8) Protect signage that, by virtue of exhibiting distinctive design qualities characteristic of an earlier era, merits special regulatory treatment because of its current rarity or unusual significance; and

(9) Ensure the protection of the public's first amendment rights.

B. Applicability.

(1) The regulations within this Resolution shall apply to all signage and to all zoning districts unless explicitly stated otherwise.

(2) All signage shall require either Master Signage Plan that is approved and in effect for the property or district in accordance with the requirements of this Resolution, an approved Zoning Certificate, payment of fees, and an approved landscaping plan unless explicitly stated otherwise. No Zoning Certificate is required for the maintenance of signage.

(3) Governmental signage is excluded from the scope of these regulations.

(4) The owner of a lot or development (or an authorized representative) that contains signage requiring a Zoning Certificate under this Resolution shall at all times maintain in force a Zoning Certificate for such signage in accordance with this Resolution.

(5) Zoning Certificates for signage shall be issued for individual lots, notwithstanding the fact that a particular lot may be included with other lots in a development.

C. **Permit Fees.** An application for a permit shall be filed with the Zoning Administrator, together with a permit fee for each sign as determined by the Board of Trustees and posted by a separate Resolution.

D. **Modifications to Signage Standards.** The provisions of this Section may be modified by the provisions in Section 3.4 – Use-Specific Standards.

E. **Effect of Regulations.** It shall hereafter be unlawful to erect, construct, install, place, relocate, expand, modify, maintain, or otherwise alter signage in the Township except in accordance with the provisions of these regulations.

F. **Applicability of Building, Fire, and Electrical Codes.** No signage of any classification shall be installed, erected, or attached to a structure in any form, shape, or manner that is in violation of Hamilton County's or Ohio's building or fire codes. All wiring, fittings, and materials used in the construction, connection, and operation of electrically illuminated signage shall be in accordance with the provisions of the local electrical code in effect.

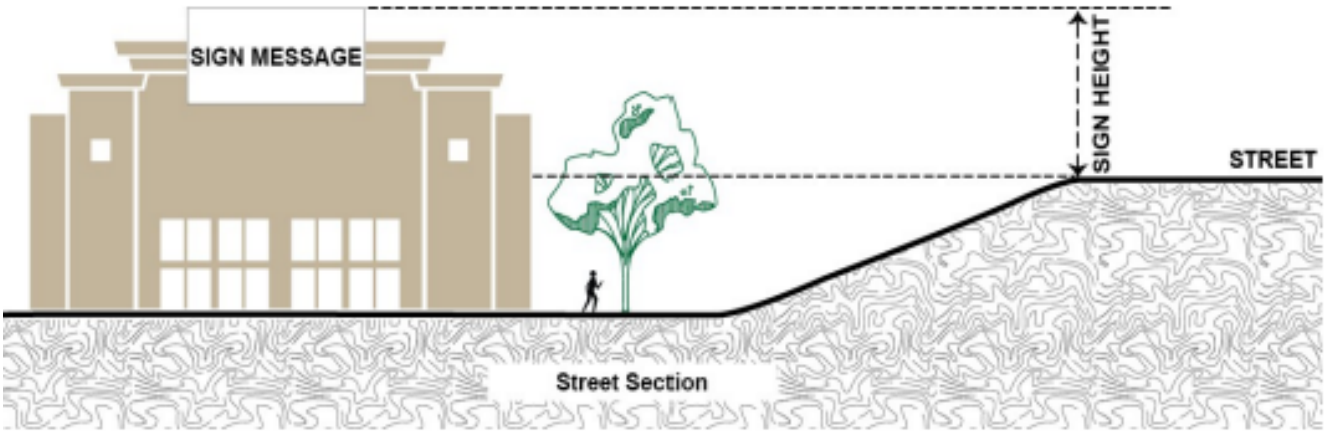
G. **Zoning Administrator Authority.** All signage shall be inspected on a regular basis to ensure compliance with the regulations listed within this section of the Resolution. The Zoning Administrator is hereby authorized to:

(1) Order the repair or removal of any signage or sign structure that is defective, damaged, or substantially deteriorated, was placed illegally, has lost its legal nonconforming status, or has become abandoned; and

(2) Order any signage to be repainted or refurbished at least once each year, if needed, to keep the signage in a safe, presentable, and good structural condition.

H. Measurements and Computations.

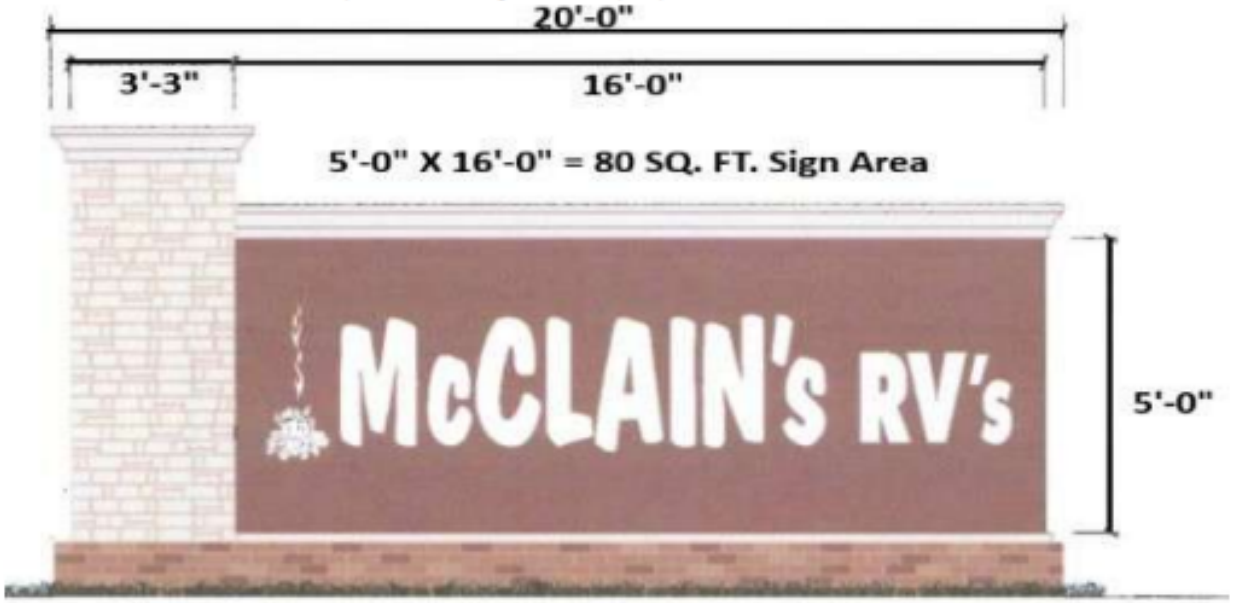
Figure 4.1.7-A



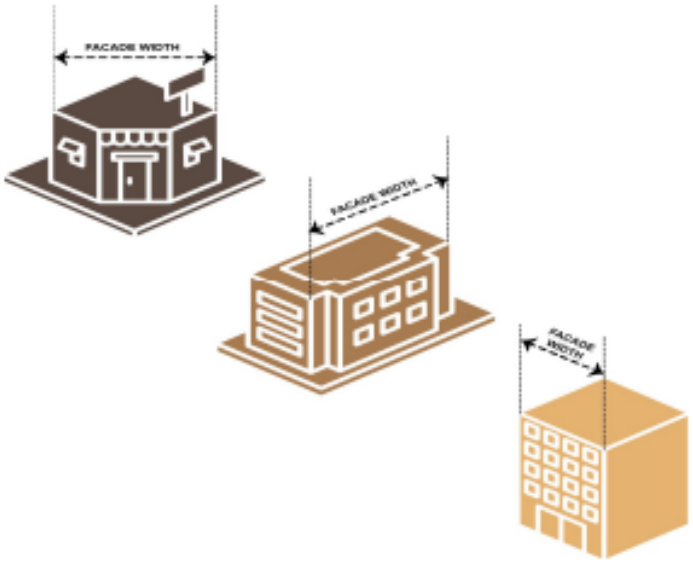
(1) **Setbacks.** All required setbacks for signage shall be measured as the distance in feet from the applicable lot line, or other stated point of measurement, to the closest point on the sign structure.

(2) **Signage Height.** The height of a sign shall be computed as the distance from the base of the signage at normal grade (average grade at the base of the signage) to the top of the highest attached component of the signage. Normal grade shall be construed to be the newly established grade after construction, exclusive of any filling, berming, mounding, or excavating undertaken solely for the purpose of locating or increasing the height of signage. In cases where the normal grade is below grade at street level, signage height shall be computed on the assumption that the elevation of the normal grade at the base of the signage is equal to the elevation of the nearest point of the crown of a public or private street, as shown in Figure 4.7.1-A. For signage copy mounted or painted on a background panel, cabinet, or surface distinctively painted, textured, lighted, or constructed to serve as the background for the signage copy, the signage area shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof that encompasses the extreme limits of the background panel, cabinet, or surface, as shown in Figure 4.7.1-B. For signage copy where individual letters or elements are mounted or painted on a building façade where there is no background panel, cabinet, or surface distinctively painted, textured, lighted, or constructed to serve as the background for the signage copy, the signage area shall be computed by means of the combination of the smallest square, circle, rectangle,

triangle, or combination thereof that encloses all the letters or elements associated with the signage. In cases where there are multiple signage elements on the same surface of any sign, the Zoning Administrator shall have the authority to determine the outermost boundaries of individual signage elements. Decorative edging or other window treatments that are not an integral part of the signage copy shall not be considered a part of the sign for the purposes of this Resolution.

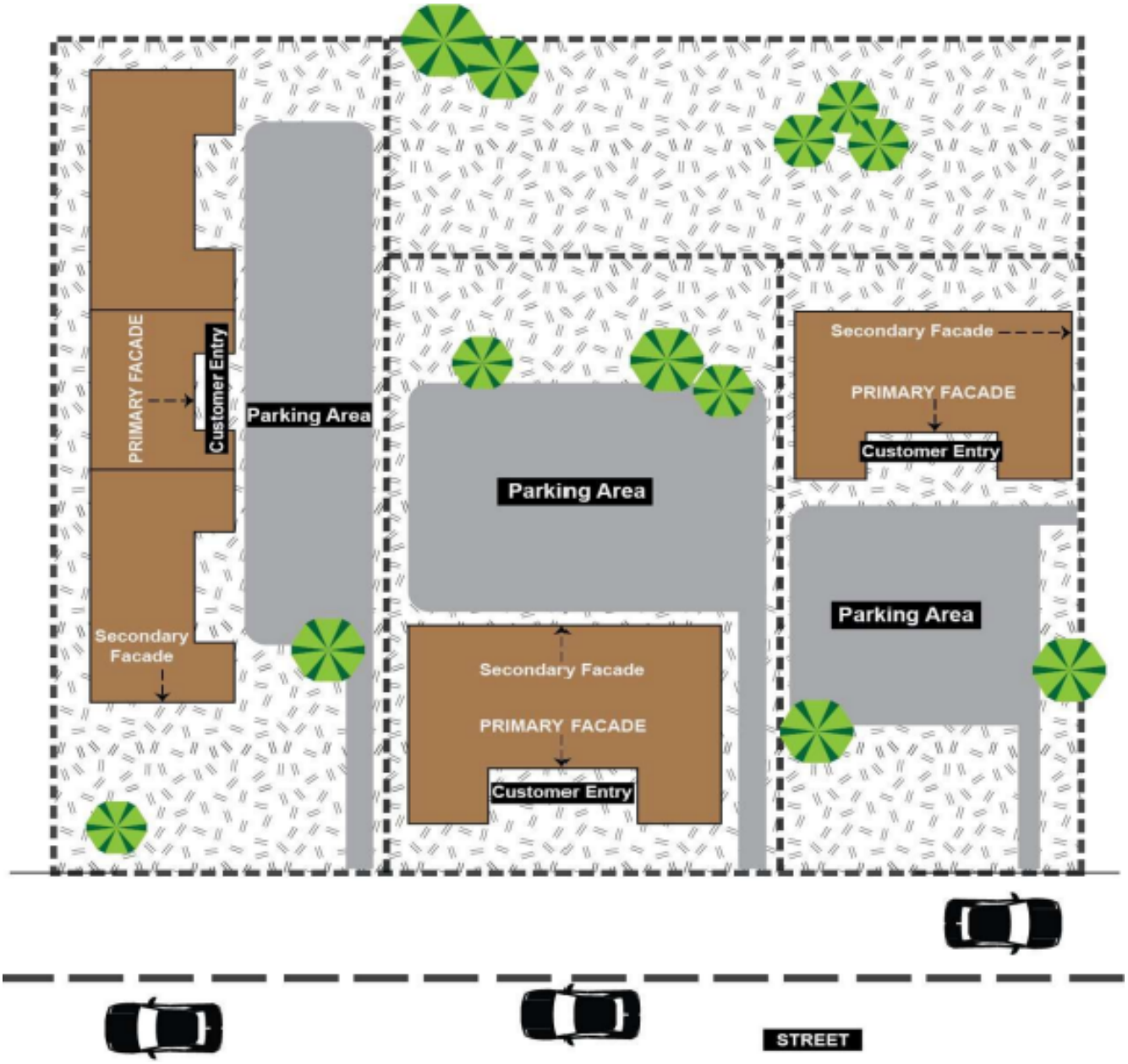


(3) Building Frontage and Façades. The primary façade shall be the portion of a frontage that serves as the main access point to a building or building unit. The calculation of width or lineal measurement of any façade shall be the measurement of the façade between two side façades. The calculation shall be based on viewing the façade from a 90- degree angle (i.e., straight on), regardless of façade insets, offsets, or angles, as shown in Figure 4.7.1-C. When a site has both a primary and secondary façade, the Zoning Administrator shall determine which wall shall be the primary building façade and which



wall(s) shall be the secondary building façade. Only one outside wall of any business shall be considered its primary façade, as shown in Figure 4.7.1-D.

Figure 4.7.1-D



4.8.2 – Master Signage Plans

A. Initiation or Alteration of Master Signage Plans. For any lot on which the owner proposes to erect or install one or more permanent signs requiring a permit, the owner or applicant shall submit to the Zoning Administrator a Master Signage Plan. If the information listed upon the Master Signage Plan is in compliance with this Resolution, a Zoning Certificate will be issued to the applicant for each new sign. The Master Signage Plan shall contain the following:

(1) The name, address, and signed written consent of the owner of the premises where the signage is located or is to be located on such form as the Zoning Administrator shall require;

(2) Legal description of the property and existing zoning of all adjacent properties;

(3) Design restrictions placed on the development by the owner in addition to the requirements of this Resolution;

(4) One combined site plan showing all existing and proposed signage upon the site, and an individual plan for each sign. These plans shall contain clear and legible drawings, setbacks, and dimensions, at such scale as the Zoning Administrator shall reasonably require, with a description showing:

(i) **Location Details.** The proposed location of the signage which is the subject of the permit; the location of all other existing and planned signage, when such signage is on the same premises, except that incidental signage need not be shown; and the location of buildings, parking lots, driveways, and landscaped areas on such lot with dimensions relative to all signage. The applicant shall affirm that signage is not being proposed in a prohibited location

(ii) **Area Details.** Computation of the maximum total signage area; the maximum area for individual signs; the area and description of all other existing and planned signage, when such signage is on the same premises, except that incidental signage need not be computed; a statement demonstrating conformance to the applicable dimensional requirements of this Resolution for all existing and planned signage;

(iii) **Design Details.** Specific details regarding the architectural design of all parts of the proposed signage; hexadecimal number for all colors used on the signage,

including business names, primary images, and secondary images; fonts used; materials used on the sign base, including type of brick, stone, or wood, The applicant shall affirm that all signage will be in compliance with the design standards listed in this Resolution;

(iv) **Construction Details.** Drawings showing the dimensions, construction supports, sizes, foundation, electrical wiring and components, and materials of the signage, the method of attachment and the character of the structural members, and a statement affirming that all signage shall comply with the appropriate provisions of the Hamilton County Building Code relating to UL approved design, structural members, and connections. The applicant or owner must also attest that all signage will be maintained in good structural condition, in compliance with all building and electrical codes, and in conformance with this Resolution at all times. The applicant shall affirm that all signage will be in compliance with the illumination standards listed in this Resolution;

(v) **Landscaping Details.** A complete and detailed landscaping plan, showing the types of plants and ground covering that will be used around the base of the signage; expected height of all living plants, shrubs, and trees at the time of planting; expected height of all living plants, shrubs, and trees at full growth. Landscape plans are required for all ground signage. The applicant shall affirm that all signage will be in compliance with the landscaping standards listed in this Resolution; and

(vi) **Signage Face Change Details, if applicable.** For signage already existing upon a site, an applicant may propose a face change, which is the replacement or revision of the business name, primary image, and/or secondary image included on a sign by means of replacing the physical material, by repainting over the physical material, or by implementation of a similar process that does not require the installation of a new or modified cabinet or structure. Altering or replacing the cabinet or structure of the signage shall constitute as new signage, which must conform to the provisions of this Resolution. All face changes shall meet the

requirements of this Resolution and the inability to place a compliant sign face onto a nonconforming sign structure shall not be considered a hardship.

B. Joint Master Signage Agreements. Developments, subdivisions, or other jointly owned or maintained lots may apply for a Joint Master Signage Plan. This plan allows a property owner, property maintenance company, or homeowners association the right to file one Master Signage Plan for several adjacent and connected properties. It shall be at the discretion of the Zoning Administrator to determine whether a Joint Master Signage Agreement is appropriate for the parcels in question. The following factors may be taken into account to make this determination:

(1) Whether the development contains at least three attached storefronts that have an approved Master Parking Plan; and

(2) Whether the development contains at least 500,000 square feet of warehouse space that has an approved Master Parking Plan; and

(3) Whether the development contains at least 250,000 square feet of leasable retail or office space that has an approved Master Parking Plan; and

(4) Whether the development contains at least 27 dwelling units within the same development or subdivision.

C. Action on Master Signage Plans. On any application for approval or modification of a Master Signage Plan outside of a Planned District, the Zoning Administrator shall take action on the application on one of the following dates: Fourteen days after the submission of a complete application if the application is for signage for existing buildings; or on the date of final action on any related application for building permit, site plan, or development plan for signage involving new construction. In case of a denial of the Master Signage Plan, the Zoning Administrator shall specify in the Refusal Letter the section or sections of the Resolution with which the plan is inconsistent.

D. Master Signage Plans for Planned Districts. In order to encourage a flexible procedure to allow large developments the opportunity to coordinate signage, utilizing a consistent theme appropriate to the character of the proposed or existing development, Master Signage Plans for Planned Districts are subject to approval by the Zoning Commission at a regularly scheduled meeting. Master Signage Plans for Planned Districts shall contain all the information required for a regular Master Signage Plan and shall also specify the following:

(1) **Placement.** All signage shall be placed where it is sufficiently visible and readable for its function. Factors to be considered shall include the purpose of the signage, and its location relative to traffic movement and access points and viewing angles.

(2) **Quantity.** The quantity of signage that may be approved within any development shall be no greater than that required to provide effective internal circulation, directional information to destinations and development sub-areas, and business identification. Factors to be considered shall include the size of the development, the number of development sub-areas, and signage functions;

(3) **Height and Size.** All signage shall be no larger or erected to a height greater than necessary for visibility and readability. Factors to be considered in determining appropriate height and size shall include topography, volume of traffic, speed of traffic, visibility range, proximity to adjacent uses, amount of signage copy, placement of display (location and height), lettering style and the presence of distractive influences.

(4) **Colors and Materials.** Signage materials and color schemes samples, including hexadecimal numbers for all colors proposed, shall be provided and shall be compatible with the architectural features of buildings on the site and/or natural materials incorporated into the project construction. This is required to be accomplished through similarity of materials for sign structures and faces, the use of complementary colors, similarity of architectural style, or the use of a consistent lettering style or copy;

(5) **Plan for Nonconforming Signage.** If any new or amended Master Signage Plan is filed for a property within a Planned district in which existing signage is located, the plan shall include a schedule for removing or bringing into conformance, within two years, all signage not conforming to the proposed amended plan or to the requirements of this Resolution in effect on the date of submission. Nonconforming signage that is not brought into conformity at its scheduled time will lose its legal nonconforming status and must be removed;

(6) **Legal Devices.** Deed restrictions, protective covenants and other legal statements or devices that may conflict with the adoption of a Master Signage Plan shall be disclosed to the Zoning Commission during the application process;

(7) **Theme.** A narrative description of the common theme for signage within the development and how it relates to architectural and/or landscaping elements of the development.

(8) **Other.** Any other information which, in the opinion of the Zoning Administrator or Zoning Commission, is necessary to provide for enforcement of this Resolution.

E. Action on Master Signage Plans for Planned Districts. A Master Signage Plan or amendment in a Planned District shall be considered by the Zoning Commission, which will approve or reject the proposed plan based upon whether the plan conforms to the standards of this Section and with the spirit and intent of this Resolution. Amendments to Master Signage Plans in Planned Districts that do not increase the intensity of signage may be approved administratively. Amendments to Master Signage Plans in Planned Districts that do increase the intensity of signage may be approved through a Minor Modification of the Final Development Plan.

F. Classification and Height Limitations Remain. In no instance shall any signage plan approve a type of signage that is expressly prohibited by this Resolution, or a single sign or sign structure of any type that is taller than twelve feet from the ground to the top edge of the sign.

4.8.3 – Signage Classification & Permissions

A. Purpose. The purpose of this section and the charts within is to describe the types of signage and the conditions placed upon such signage within Colerain Township. Any signage not listed within this Resolution shall be considered prohibited unless otherwise ruled by the Board of Zoning Appeals, Zoning Commission, or Zoning Administrator.

B. Classification of Signage Districts. Conditions placed upon approvable signage classifications have been listed under a category based upon the zoning district that the proposed signage will be placed in. A dash placed on any table indicates that the signage classification is not permitted in these zoning districts (see Table 4.7.4 – A through Table 4.7.4 – N for Signage Permissions and Standards). There are four main classifications of zoning districts, which are:

(1) **Residential Zoning Districts:** RER, SUR, & MUR zones, and all conditional or non-conforming uses located in these zones that are used non-residentially.

(2) **Commercial Zoning Districts:** NBM, AMN, AMC, AMS, and all conditional or non-conforming uses located in these zones that are used non-commercially.

(3) **Industrial Zoning Districts:** LIT, SLF, and all conditional or non-conforming uses located in these zones that are used non-industrially.

(4) **GOR District:** The only approvable signage in this zoning district is single identification monument signage, which shares the same requirements as Industrial Districts.

C. Signage Classifications Allowed by Right.

(1) **Governmental or Legally Required Signs:** Governmental signage includes governmental flags, address identification signage that is attached to the primary structure of a lot, and traffic control signage. Such signage shall only feature three colors, including black and white, unless required by government regulation. Legally required signage refers to signage that is required by a state or federal statute; by an order of a court of competent jurisdiction; by public utilities in their rights of way or on their facilities; by a transit with a franchise or other right to operate in Hamilton County, where such signage is installed along its routes and on its equipment; or by officials of a state or federal agency in the course of their official duties.

(2) **Real Estate Sale or Leasing Signs:** Signage erected by the owner, or his/her agent, advertising the currently listed real estate upon which the signage is located for rent, lease, or sale, or one directing to such property. Such signage shall not exceed six square feet in Residential Districts and thirty-six square feet in Non-Residential Districts and must be removed within fourteen days of the listing expiration. Signage that remains displayed for a period greater than 365 days shall require a special Zoning Certificate, which does not require a Master Signage Plan.

(3) **Residential Information Signs:** On-site signage erected for the safety or convenience of the public including "no trespassing", "beware of dog", and other signage of similar nature bearing no commercial message, whether directly or indirectly. Such signage shall not be illuminated, shall be limited to six square feet, no more than two such signs shall be present on a lot at the same time and signs shall be placed no closer than twenty-five feet from another sign.

(4) **Residential Yard Signs:** On-site temporary signage at a residential dwelling used to publicize or announce non-commercial information at the discretion of the homeowner or tenant of the property such as, but not limited to, congrats graduate signage or political signage. Such signage shall not be illuminated, shall be limited to

six square feet, no more than two such signs shall be present on a lot at the same time and signs shall be placed no closer than twenty-five feet from another sign.

D. Prohibited Signage Classifications. The following signage is prohibited in all zones unless otherwise noted:

(1) **Combustible Signs:** Any signage that makes the use of fire or flame, heat, or other combustible elements used to draw attention to the signage;

(2) **Electronic Signs:** Signage employing animation, flashing, actual motion, the illusion of motion, or still graphics, achieved through mechanical, electrical, or programmable electronic means. This prohibition does not include electronic copy signs attached to monument signage for institutional uses or at fuel stations that display the price of up to three different grades or types of fuel in a reasonable size and brightness;

(3) **Freestanding Pole / Pylon Signs:** A freestanding sign that does not meet the definition of monument, ground, or portable signage, which is composed of a sign cabinet or base and a sign pole or pylon by which it connects to the ground to advertise a business on-site. This prohibition does not include directional signage or drive-thru signage mounted to a pole. Any billboard that displays an advertisement for a business or use located within five hundred feet of the billboard will be considered an on-site freestanding pole sign and is prohibited;

(4) **High Rise Signs:** An on-site sign, taller than twelve feet, which is constructed to attract the attention of interstate travelers and is located within 1000 feet of the interstate right of way;

(5) **Human Signs:** Signage held by or attached to a human for the purposes of advertising or otherwise drawing attention to an individual, business, commodity, service, idea, or product. This can also include a person dressed in costume for the purpose of advertising or drawing attention to an individual or business;

(6) **Inflatable Signs:** Any balloon or object enlarged or inflated which floats, is tethered in the air, is activated by air, or moving gas, or is located on the ground or on a building with or without copy or other graphic;

(7) **Snipe Signs:** Signage applied to trees, utility poles, supporting structures for governmental signage, bus shelters, benches, trash receptacles, newspaper vending machines or boxes, or any other portable or temporary support device;

(8) **Motion Signs:** Signage where any part of the signage or sign structure physically moves or rotates by the wind or through mechanical means including, but not limited to, search lights, pennants, streamers, and spinners;

(9) **Permanent "Temporary" Signs:** Signage, which is designed to be used for temporary purposes, that is placed upon a lot or parcels and used as permanent signage. This includes banner signage, which is constructed of a strip of cloth, paper, plastic, or other flexible material upon which copy is written and which is mounted to the ground or supported between poles or sticks or fastened to buildings or other structures that is intended to be erected permanently. This also includes post-and-panel signage, which lacks the base of a monument sign and shall not be used in place of permanent ground signage; and,

(10) **Roof Signs:** Signage erected upon, against or directly above a roof or on top of or above the parapet of a building. *Note: This prohibition does not apply to Placemaking Art Signs.*

E. Permitted Signage Classifications. Signage classifications listed on the following Table 4.8.3 – A through Table 4.8.3 - N; Signage Permissions and Standards are permitted with conditions listed upon each table:

Table 4.8.3-A: Curb Cut Signs

Table 4.8.3-B: Wayfinding Signs

Table 4.8.3-C: Gateway Monument Signs

Table 4.8.3-D: Single Identification Monument Signs

Table 4.8.3-E: Joint Identification Monument Signs

Table 4.8.3-F: Drive-Thru & Drive-In Menus

Table 4.8.3-G: Wall Signs

Table 4.8.3-H: Awning & Canopy Signs

Table 4.8.3-I: Blade Signs

Table 4.8.3-J: Window Signs

Table 4.8.3-K: Portable Signs

Table 4.8.3-L: Temporary Signs

Table 4.8.3-M: Placemaking Art Signs

Table 4.8.3-A

Curb Cut Signs

Ground Sign | Permit Required

A low-profile, ground mounted sign placed on 1-2 poles or on top of a base to guide the safe movement of vehicle and pedestrian traffic into the lot of a business or industrial use.

	Residential Districts	Commercial Districts	Industrial Districts
Count (max.)	-	1 per driveway; 2 max	1 per driveway; 2 max
Sign Face Surface Area (max.)	-	10 square feet per side per sign	25 square feet per side per sign
Sign Height (max.)	-	4 feet (total structure)	4 feet (total structure)
Allowed Illumination Types	-	Internal, External, Indirect	Internal, External, Indirect
Minimum Landscaping Radius	-	3' around base or pole(s)	3' around base of pole(s)

Additional Conditions

- Signs shall not be mounted to a building or any supporting structure.
- Signs shall be permanently mounted to 1-2 poles or on top of a monument base.
- Signs shall bear no commercial messaging other than typeface, color, and a small logo that occupies no more that 20% of the sign.
- Signs shall only feature the following words or similar: 'drive thru', 'in', 'out', 'enter', 'entrance', 'exit', 'welcome', and 'thank you'.
- If the internal curb closest to the sign is closer than the required landscaping radius, the sign shall be landscaped to the curb.
- If a second curb cut sign is erected, both signs shall be thematically and stylistically identical with the other.
- Signs shall be located within 10 feet of the intersection of the public street and driveway or as close to the right of way as possible.
- If the business has signage on another ground sign, the curb cut sign background color shall be a color from the other ground sign.

Table 4.8.3-B

Wayfinding Signs

Ground Sign | Permit Required

A low-profile, ground mounted sign placed on 1-2 poles or on top of a base to guide the safe movement of vehicle and pedestrian traffic while navigating through the lot of a business or industrial use.

	Residential Districts	Commercial Districts	Industrial Districts
Count (max.)	-	1 per 5 acres; 4 max	1 per 5 acres; 4 max
Sign Face Surface Area (max.)	-	25 square feet per side per sign	50 square feet per side per sign
Sign Height (max.)	-	6 feet (total structure)	6 feet (total structure)
Minimum Lot Size	-	5 acres	5 acres
Minimum Setback	-	10 feet	10 feet
Allowed Illumination Types	-	Internal, External, Indirect	Internal, External, Indirect
Minimum Landscaping Radius	-	5' around base or pole(s)	5' around base or pole(s)

Additional Conditions

- Signs shall not be mounted to a building or any supporting structure.
- Signs shall be permanently mounted to 1-2 poles or on top of a monument base.
- Commercial messaging on the sign, whether direct or indirect, shall be limited to 20% of the sign surface area.
- If multiple wayfinding signs are erected, all signs shall be thematically and stylistically identical with each other.
- If the internal curb closest to the sign is closer than the required landscaping radius, the sign shall be landscaped to the curb.
- If the business has signage on another ground sign, wayfinding sign background color shall be a color from the other ground sign.

Table 4.8.3-C

Gateway Monument Signs

Ground Sign | Permit Required

A low-profile, ground mounted sign placed on top of a base at the entrance to subdivisions with 31 or more dwelling units, commercial developments with at least ten tenants; at least 500,000 square feet of leasable retail space; and at least 500 feet of frontage along the public right of way, or industrial parks with at least 1.25 million square feet of warehouse space. *Also known as Residential or Commercial Entry Signs.*

	Residential Districts	Commercial Districts	Industrial Districts
Count (max.)	2 total per development	2 total per development	2 total per development
Sign Face Surface Area (max.)	100 square feet per side per sign	125 square feet per side per sign	150 square feet per side per sign
Total Sign Height (min.)	5 feet	5 feet	5 feet
Total Sign Height (max.)	10 feet	10 feet	10 feet
Setback (min.)	10 feet	10 feet	10 feet
Allowed Illumination Types	External; Indirect	External; Indirect	Internal; External; Indirect
Minimum Landscaping Radius	5 feet around base	5 feet around base	5 feet around base

Additional Conditions

- Gateway signs need not be square or rectangular, but may be any shape.
- Each gateway sign shall only contain the name of the subdivision, development, or industrial park and up to one emblem per side.
- No commercial messages, whether direct or indirect, shall be placed upon gateway signage.
- On one-sided signs, the reverse side of the sign shall be finished and shall have no signage other than an optional developer logo.
- On one-sided signs, an optional rear developer logo may be up to 15 square feet and shall not count towards the face area maximum.
- On two-sided signs, the reverse side of the sign shall match the front side of the sign.
- Gateway sign structures shall consist entirely of natural materials, such as wood, brick and stone, or visually similar materials.
- Signs shall be placed at the main entrance to a development and shall not be placed at secondary entrances.
- If a second sign structure is erected, both signs shall be one-sided and placed at an angle that limits visibility of the reverse sides.
- If a second sign structure is erected, it shall be identical and placed on the opposite site of the main driveway as the first sign.
- The base and foundation of each sign shall be landscaped with no fewer than 10 evergreen shrubs or similar planting materials.

Table 4.8.3-D

Single Identification Monument Signs

Ground Sign | Permit Required

A low-profile, ground mounted sign placed on top of a base that advertises one business or storefront only. Businesses or storefronts with single identification signs shall not be featured on joint identification signs.

	Residential Districts	Commercial Districts	Industrial Districts
Count (max.)	-	Standard lot: 1; Corner lot: 2	Standard lot: 1; Corner lot: 2
Sign Face Surface Area Per Side (max.)	-	50 square feet or 75 square feet total on corner lots with at least 100 feet of long frontage along each public right of way	75 square feet or 100 square feet total on corner lots with at least 100 feet of long frontage along each public right of way
Total Sign Height (max.)	-	5 feet	5 feet
Setback (min.)	-	10 feet	10 feet
Allowed Illumination Types	-	Internal; External; Indirect	Internal; External; Indirect
Minimum Landscaping Radius	-	5 feet around base	5 feet around base

Additional Conditions

- The sign structure shall have two sides, mounted back-to-back, and shall be identical on both sides, including sign faces and copy.
- For corner lots, both single identification monument sign shall be identical in all aspects.

Optional Changeable Copy Boards for Institutional and Automotive Fuel Service Uses

- Changeable copy boards may be added to single identification monument signs with institutional and Automotive Fuel Service uses only.
- Changeable copy boards may be manually, mechanically, or electronically changed.
- Messages within electronic copy boards shall only contain numbers, letters, and words and shall be displayed against a solid black or white background.
- Electronic copy boards on Automotive Fuel Service lots shall only be used to display up to three separate prices for grades of fuel.
- Bulbs with automatic dimmers and glare screens shall be used and shall be equipped with a photocell to automatically reduce brightness.
- Electronic copy signs shall not flash and the brightness of the copy within a message shall not exceed 2,000 nits
- Changes in messages shall be limited to no more than 4 per minute, with each message displayed for a minimum of 12 seconds.
- *For electronic boards on drive-thru or drive-in menus, see "Drive-Thru & Drive-In Menu Signs".*

Table 4.8.3-E

Joint Identification Monument Signs

Ground Sign | Permit Required

A low-profile, ground mounted sign placed on top of a base that serves as a common or collective identification for two or more businesses or other non-residential uses in the same building or development with all of the following: At least two tenants or offices; at least 250,000 square feet of leasable retail space; and at least 500 feet of frontage along the main public right of way of the development. Businesses or storefronts with single identification signs shall not be featured on joint identification signs. Also known as Multi-Tenant Signs.

	Residential Districts	Commercial Districts	Industrial Districts
Count (max.)	-	1 per 500 lineal feet of lot frontage; 3 max	-
Total Sign Face Surface Area (per tenant, per side, per sign)	-	2 tenants on sign: 40 square feet 3 tenants on sign: 35 square feet 4+ tenants on sign: 30 square feet	-
Total Sign Face Surface Area	-	150 square feet per side, per sign	-
Total Sign Height (max.)	-	10 feet	-
Setback (min.)	-	10 feet	-
Allowed Illumination Types	-	Internal; Indirect	-
Minimum Landscaping Radius	-	1' around base per tenant, min. of 5'.	-

Additional Conditions

- Each sign structure shall have two sides, mounted back-to-back, and shall be identical on both sides, including sign faces and copy.
- One main tenant sign face may be exactly twice the height of standard sign faces. All standard sign faces shall be the same height as one another.
- All sign faces shall be the same width as one another and shall be stacked in 1-2 even columns, or shall be perfectly square with signage stacked side-by-side.
- No two businesses on the same joint identification monument sign shall have main entrances further than 500 feet apart.
- No two joint identification monument signs on the same lot or in the same development shall be closer than 250 feet to one another.
- No single business or storefront shall occupy more than one sign face the same side on any individual sign structure.
- No single business or storefront shall be featured on more than one joint identification sign structure.
- If multiple joint identification monument signs are erected, each sign shall be thematically and stylistically identical with the other.
- Signage for 1-2 tenants shall only contain business names, an optional tagline of five words or less, and up to one image of < 20% of the size of the sign face.

Additional Design Requirements for Signage with 3+ Stores

- Signage for 3 or more tenants shall all have the same color of typeface and same background color, but signs may use an individual typeface.
- Signage for 3 or more tenants shall include the name of the tenant and an optional tagline of five words or less, and shall not contain primary or secondary images.
- The development name may be included on signs with 3 or more stores and shall be listed in similar color, size, and font to the store names.
- The area of the development name shall be counted towards square footage maximum of the sign at a rate of 1/2 the square footage.
- Signage for 9 or more tenants in any zone or district shall obtain a conditional use permit from the Board of Zoning Appeals.

Shared Practice Signs *Signage for multiple medical, legal, realty, or other similar offices may display the names, specialties, and certifications, of up to 9 individuals.*

- Shared practice signs shall be limited to 10 square feet per professional name or 50 square feet total, whichever is less.
- All standards are the same as other Joint Identification signs, except that shared practice signs shall all have consistent typeface.
- Shared practice signs shall have one background color and one text color shared among all sign faces with no images, logos, or symbols.

Table 4.8.3-F

Drive-Thru & Drive-In Menus

Ground Sign | Permit Required

Signage installed at a drive through facility listing the services or goods sold by the business, the price thereof, and may include incidental advertising or the business logo.

	Residential Districts	Commercial Districts	Industrial Districts
Count (max.)	-	2 per lot + 12 per Drive-In lot	-
Sign Face Surface Area (max.)	-	50 square feet per sign	-
Total Sign Height (max.)	-	8 feet; no taller than building	-
Minimum Landscaping Radius	-	3' around base or pole(s)	-

Additional Conditions
Signs shall be located on the property to which they refers and shall not be visible from any public right of way.
Signs shall feature digital elements to display the menu of the business.
Signs shall be screened at least 25% with landscaping along the opposite side of the drive-thru. A landscaping plan is required.
If the internal curb closest to the drive-thru sign is closer than the required landscaping radius, the sign shall be landscaped to the curb.
No point of purchase attachments shall be placed upon the signage to advertise specials.
Menu boards in drive-thru lanes shall be skirted to the ground with like materials of the principal structure of the lot.
One preview menu board that shows a menu while a customer is waiting in line is permitted, so long as the screen is 25 square feet or smaller.
Review Screens and Speaker Boxes
Structures that contain a speaker, camera, and/or a screen listing the items ordered by the customer and the order total are permitted.
These structures must be located directly adjacent to the main menu board, no more than 54 inches tall.
Review screens and speaker boxes, if intended to be erected, shall be included on the site plan for the main menu board.
Drive-In Restaurants
Drive-In restaurants, with at least 6 stalls in which food is delivered to a stall, shall be allowed one menu board per stall, with a maximum of 12.
Drive-In restaurants that also feature a drive-thru shall be allowed up to two drive-thru signs in addition to allowed drive-in signs.
Menu boards on stalls do not have a required landscaping radius.
Menu boards on stalls at a Drive-In shall be at least 25% screened from view along the public right of way.

Table 4.8.3-G

Wall Signs

Surface Sign | Permit Required

A three-dimensional or layered construction sign made of painted wood, acrylic, high density urethane, glass, or metal panel (or a high quality equivalent), with painted, carved, or applied letters or individual cut metal letters applied directly against the wall of a building or structure with the exposed face of the sign in a plane parallel to the plane of the wall and not extending more than 18 inches therefrom and which does not project above the roofline or beyond the corner of the building.

	Residential Districts	Commercial Districts	Industrial Districts
Count (max.)	Not limited	Not limited	Not limited
Total Surface Area (max.)	1 square foot per lineal foot of width of the primary facade; not to exceed 100 square feet	1 square foot per lineal foot of width of the primary facade; not to exceed 150 square feet, or, 225 square feet on corner lots with at least 100 feet of lot frontage along each public right of way	1 square foot per lineal foot of width of the primary facade; not to exceed 150 square feet, or, 225 square feet on corner lots with at least 100 feet of lot frontage along each public right of way
Allowed Illumination Types	Internal, Indirect	Internal, Indirect	Internal, Indirect

Additional Conditions

- Each individual wall sign shall count towards the maximum total surface area for wall signs.
- No single building façade shall contain more than 150 square feet of signage. regardless of façade insets, offsets, or angles.
- Any wall signs or artwork bearing a commercial message, whether directly or indirectly, counts towards the maximum surface area.
- Exposed junction boxes, wires, transformers, conduit, raceways, and cabinets with changeable opaque or translucent faces are prohibited.

Table 4.8.3-H

Awning & Canopy Signs

Surface Sign | Permit Required

A three-dimensional or layered construction sign made of painted wood, acrylic, high density urethane, glass, or metal panel (or a high quality equivalent), with painted, carved, or applied letters or individual cut metal letters located on the valance of a shelter supported entirely from the exterior wall of a building which extends over a building feature such as a door or window or a site feature such as a patio, deck, or courtyard.

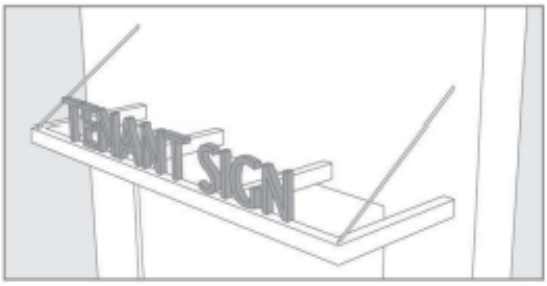
	Residential Districts	Commercial Districts	Industrial Districts
Total Surface Area (max.)	25 square feet total	25 square feet total	50 square feet total
Allowed Illumination Types	Internal, Indirect	Internal, Indirect	Internal, Indirect

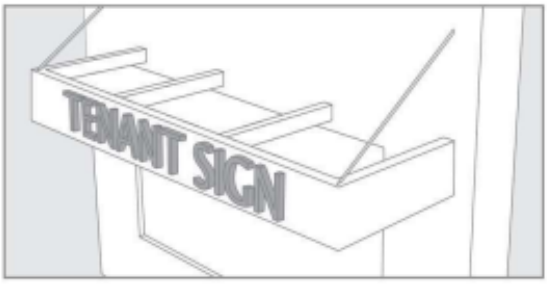
Additional Conditions

- A maximum of two awning signs and two canopy signs are allowed on any lot, with the maximum total combined surface area listed above.
- Exposed junction boxes, wires, transformers, conduit, raceways, and cabinets with changeable opaque or translucent faces are prohibited.
- The lowest point on an awning or canopy signage shall be at least 9 feet from ground elevation and shall be no taller than the principal building.
- Retractable awnings are prohibited from containing signage.
- Awning and canopy signs, except canopy edge signs, shall not extend vertically or horizontally beyond the limits of such structure.

Canopy Edge Signs

- Canopy edge signs shall be placed directly over the main entrance of a business.
- Canopy edge signs shall consist of dimensional letters, numbers, or simple graphic elements.
- Canopy edge signs may be top mounted, face mounted, or mounted beneath, as shown below.





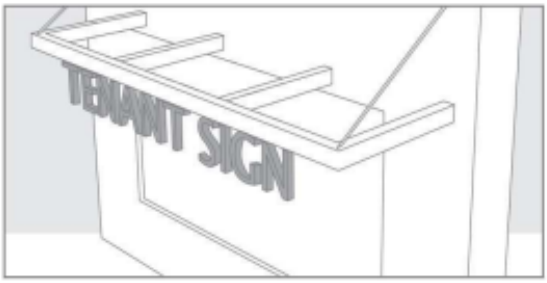


Table 4.8.3-I

Blade Signs

Surface Sign | Permit Required

A low-profile sign attached to and projecting outward from a building face or wall, generally at a right angle to the building. Blade signs may be located entirely or partially in the public right-of-way, or may be located entirely on private property. This does not include 'low clearance' or similar signage that is hanging from a structure for security reasons, which shall contain no commercial message. Also known as *Projecting Signs*.

	Residential Districts	Commercial Districts	Industrial Districts
Count (max.)	1 per lot	1 per lot	1 per lot
Sign Face Surface Area (max.)	25 square feet	25 square feet	50 square feet
Sign Bottom Edge Height (min.)	Minimum of 9 feet	Minimum of 9 feet	Minimum of 9 feet
Sign Top Edge Height (max.)	20 feet, no taller than building	20 feet, no taller than building	20 feet, no taller than building
Allowed Illumination Types	Internal, Indirect	Internal, Indirect	Internal, Indirect

Additional Conditions

- Sign shall be no taller than the building elevation.
- Blade signs shall be fixed and shall not be mounted to chains that allow the signage to move with the wind, and shall not be mounted under a canopy.
- The furthest extent of the sign from the building shall not project more than five feet from the wall that it is attached to.
- Exposed junction boxes, wires, transformers, conduit, raceways, and cabinets with changeable opaque or translucent faces are prohibited.
- A gap of at least 18 inches shall exist between the surface of the building and the closest edge of the face of the blade sign.
- Storefronts that contain blade signs shall not have a monument sign and may only have up to 50 square feet of other surface signage.
- Glass in blade signs shall be used only to such extent and in such manner that no hazard will be created thereby.

Table 4.8.3-J

Window Signs

Surface Sign | Permit Required

A metal leaf, vinyl, painted, etched cut, or sandblasted lettering sign that is applied directly to the interior surface of the glass or door, or a sign located near a window within a building for the purpose of being visible to and read from the outside of the building.

	Residential Districts	Commercial Districts	Industrial Districts
Surface Area Per Window	25% of window surface max.	50% of window surface max.	75% of window surface max.
Total Surface Area (max.)	25 square feet	50 square feet	75 square feet

Additional Conditions

- Peeling, cracking, or faded window signs will need to be replaced within 21 days of official Township notice.
- Window signs shall not be electronic or mechanical. LED signage and rope lights are prohibited.
- Window signs shall not be changeable and shall not display variable messages that are not approved by the Township.
- Window signs shall not be illuminated, except for an "open" sign of six square feet or less, regardless of whether the signage includes a commercial message.
- Total surface area (max.) includes the total area of every window sign per house or business.

Upper Floor Window Signs

- Storefronts with window signs on the first floor shall not have window signs on upper floors.
- Businesses with exterior primary frontage on the upper floors of a building may have window signage following the same requirements as first floor stores.

Table 4.8.3-K

Portable Signs

Temporary Sign | Permit Required

An on-premises sign which is self-supporting, designed to be movable, and not structurally attached to the ground, a building, a structure or another sign, including sandwich board signs, A-frame signs, and other similar sign.

	Residential Districts	Commercial Districts	Industrial Districts
Count (max.)	-	1 per lot or food truck	-
Sign Face Surface Area (max.)	-	12 square feet per side	-

Additional Conditions

- All portable signs are prohibited with the exception of non-illuminated sandwich boards or 'A-frame' signs.
- If signage is single-sided, the back side of the structure shall not be visible to passing motorists or pedestrians.
- Signage shall not block the flow of vehicular or pedestrian traffic and shall not obstruct ADA pathways.
- Copy on portable signs may be handwritten on a chalkboard or dry erase board, or, printed in permanent text.
- The sign frame shall provide stable contact with the sidewalk and shall not have wheels.
- Portable signs must be placed within 10 feet of the storefront's front door or cash register, whichever is closer.
- Stores with permanent ground signs are not eligible to display a portable sign.
- Signage attached to trucks, trailers, shipping containers, and other portable vehicles is prohibited unless items are actively sold out of the vehicle.
- Portable signs shall not have moving parts, projections, lighting or any attention-grabber devices attached to them.
- Portable signs shall not advertise any business other than the primary business that is located within 10 feet of the sign.
- Portable signs shall only be displayed during the open hours of the business, and shall not be displayed before 6:00 A.M or after 10:00 P.M.

Table 4.8.3-L

Temporary Signs

Temporary Sign | Permit Required

A non-illuminated sign that is designed to be quickly installed or easily removed, upon which copy is written and which is mounted to the ground or supported between poles or sticks or fastened to buildings or other structures, or to the wall of a building or structure, that is erected on a temporary basis and removed when the time period has expired. Signage listed upon this Table shall not be located in the public right-of-way and shall be set back at least five feet from all property lines.

General Temporary Signage Guidelines	Residential Districts	Commercial Districts	Industrial Districts
Count (max.)	1 per lot total	1 per lot total	1 per lot total
Sign Face Surface Area (max.)	25 square feet total	25 square feet total	50 square feet total
Total Height From Ground to top of banner (max.)	5 feet	5 feet	5 feet
Duration	7 calendar days	30 calendar days	30 calendar days

General Banner Signage

- Application for renewal must be submitted 3 days prior to the end of the permitted period.
- Each individual temporary sign may be renewed up to two times in a calendar year.
- Each lot may have up to six banner sign permits approved or renewed per year.
- Temporary signs shall not be located within 20 feet of any other temporary sign and shall not be attached to any other signage.

Special Temporary Signage Guidelines

Ballfield Sponsorship *permit required*

- Up to five banner signs, up to 25 square feet each, may be placed on the fence of a ballfield during the season in which the sport is actively played.
- Overall, signage may only be present on the fence for 180 days per year, whether consecutive or non-consecutive.
- Signage may not advertise a business that is located within 100 feet of the ballfield.
- Each sponsor may only advertise upon one banner.
- A permit for Ballfield Sponsorship Signage shall be required for the season. A separate permit is not required for each individual sign.
- Signage shall be from sponsors of the ball club only and shall not advertise the ball club itself.
- Signage shall not obstruct the flow of vehicular or pedestrian traffic and shall not block the required vision triangle for adjacent businesses or pathways.

Holiday Signs and Displays

- Holiday signs with no commercial message are allowed by right on properties in Residential Districts and require no permit.

Seasonal Businesses *permit required*

- One temporary banner advertising a seasonal business may be erected and remain in place for 45 days and may be up to 45 square feet. A permit is required.
- A temporary banner advertising a seasonal business as referenced above may be erected upon the wall of a building and shall not be attached to any other signage.
- Signage shall not obstruct the flow of vehicular or pedestrian traffic and shall not block the required vision triangle for adjacent businesses or pathways.

Construction Signs *permit required*

- Up to five signs related to construction of a site may be permitted for up to 545 days, beginning one week prior to groundbreaking.
- The total area of all construction signs shall not exceed 125 square feet.
- If construction continues for over 365 days, a new permit shall be required. If construction exceeds 545 days, all signage shall be removed.
- Signage shall not obstruct the flow of vehicular or pedestrian traffic and shall not block the required vision triangle for adjacent businesses or pathways.

Coming Soon, Grand Opening, Store Closing *permit required*

- One 'coming soon' sign of up to 25 square feet may be permitted for 30 days prior to the grand opening date of the business.
- If the grand opening is delayed, one extension of 14 days may be granted at the sole discretion of the Zoning Administrator.
- One 'grand opening' sign of up to 25 square feet may be permitted for one day before grand opening and may remain for up to 14 days following grand opening.
- One 'store closing' sign of up to 25 square feet may be permitted for up to 14 days prior to closing.
- Signage shall not obstruct the flow of vehicular or pedestrian traffic and shall not block the required vision triangle for adjacent businesses or pathways.

Model Home & Real Estate Advertising Signs

- Real Estate Advertising Signs are permitted by right and do not require a permit, so long as any individual sign does not remain for longer than 365 consecutive days.
- Developer signage marketing new homes are within a subdivision are permitted by right and do not require a permit, so long as construction of 3 or more homes is ongoing.
- Signage that exceeds the above listed time limits shall require a special permit granted or denied at the sole discretion of the Zoning Administrator.
- Signage shall not obstruct the flow of vehicular or pedestrian traffic and shall not block the required vision triangle for adjacent businesses or pathways.
- No individual sign shall be 45 square feet or greater, nor shall any individual sign be more than 8 feet tall.

Table 4.8.3-M

Placemaking Art Signs

Artistic Sign | ⚠ Trustee Approval Required

A larger projecting, roof, wall, or ground sign that offers an applicant or property owner more freedom with design and materiality to create a highly unique presence for their location. In turn, the design contributes to a diverse visual culture in the Township. This sign is approved outside of the Master Signage Plan requirement and must be approved by the Board of Trustees. The Board shall only consider the first 3 placemaking art sign cases that apply per calendar year. There shall be no appeal when Placemaking Art Signage is denied by the Board of Trustees. Note: Placemaking Art Sign applications shall not be used as a loophole to the other regulations of this Article. The Zoning Administrator is under no obligation to accept an application that does not meet the definition and conditions listed upon this Table.

	Residential Districts	Commercial Districts	Industrial Districts
Conditionally Permitted	Yes	Yes	Yes

Conditions
Signage shall be constructed utilizing creative layers and dimension.
Signage should utilize creative lighting options, unless otherwise stated below.
Signage that does not qualify as 'projecting signage', 'roof signage', 'wall signage' or 'ground signage' may be allowed at the discretion of the Board of Trustees.
Projecting Signage
Projecting signage shall only be placed on the corner of a building of at least two stories.
If projecting signage advertises an individual business, that business shall be entitled to all other signage of which the business is allowed.
Projecting signs may be located entirely or partially in the public right-of-way, or may be located entirely on private property.
The lowest point on projecting signage shall be at least 9 feet from ground elevation.
Roof Signage
Roof signage shall be highly unique and act as a landmark to the subject area.
Roof signage shall consist of channel letters only and shall not utilize standard geometrical cabinets with changeable faces.
Wall Signage (Murals)
Murals that contain commercial messages for an on-premises business shall only do so in an indirect manner.
Murals shall not contain commercial messages, whether directly or indirectly, advertising businesses that are located off-premises.
Murals shall not be illuminated and shall blend with the architectural character of the adjacent areas.
Ground Signage
Ground signage shall not be placed in the public right of way.
Sign Ownership
Applications shall clearly indicate the owner of the sign, who will be responsible for maintaining the sign and sign structure.

F. Prohibited Signage Locations. Signage shall not be installed in any of the following locations:

(1) In any public right of way, utility easement, public park, or other public property, except:

(i) Publicly owned signage, such as traffic control signs or Township owned signage; and,

(ii) Projecting, canopy, and awning signage that are in conformity with all applicable standards of this Resolution;

(2) On any traffic control sign, construction signage, fences, utility poles, street signage, trees, or other natural objects;

(3) On any property without the prior authorization granted by the property owner on which any signage is to be placed;

(4) In any location where the view of approaching and intersecting traffic would be obstructed. No signage shall be located so as to interfere with the safe movement of vehicles or pedestrians entering, leaving, or crossing a public right of way; or

(5) At any location in which the position, shape, or color of the signage may interfere with traffic, obstruct the view of traffic, or be used in such a manner as to interfere with, mislead, or confuse traffic.

4.8.4 – Signage Design, Landscaping, and Illumination Standards

A. Signage Design Standards.

(1) All permanent ground signage shall display the name of the business in text. Primary images displayed on the sign face shall not exceed 20% of the maximum permitted area of the sign face;

(2) All permanent and temporary ground sign faces and cabinets shall be of a square or rectangular shape. This requirement does not apply when individual channel letters are used;

(3) The sign base of monument signage does not count towards the signage height, shall be no more than 24 inches in height, shall be constructed of brick, stone, wood, or visually similar natural materials, and shall feature a consistent width and length from the ground to the base of the signage cabinet or channel letters;

(4) All wall signage and ground signage, with the exception of portable signs, copy boards, and drive-thru menus, shall not contain slogans longer than five words, hours of operation, phone numbers, website addresses, QR codes, prices, sales promotions, or any similar information irrelevant to the identification of the business to passing motorists or pedestrians aside from a primary or secondary image;

(5) Multi-sided signage shall be identical on both sides;

(6) All single-sided permanent signage and structural supports shall be completely enclosed, unobtrusive, blend with the surroundings, and placed at an angle that limits visibility of the reverse sides of the sign; and

(7) On monument signage, a proportionally sized building number or building number range shall be placed in a visible spot on the face of the sign structure or on the sign base and shall not count towards the sign face surface area limit.

B. Signage Landscaping Standards. All permanent ground signage shall be landscaped according to the requirements of the classification tables in section 4.7.4. Additionally, the following requirements apply to all ground signage:

(1) All signage shall be set back from the public right of way far enough to allow for required landscaping.

(2) No landscaping shall be placed in the public right of way.

(3) For signage mounted to a pole or poles, the landscaped radius shall include the area beneath the signage.

(4) The base of all permanent ground signage shall be effectively landscaped with living plant material and with the use of permanent shrubs, groundcover, or other ornamental plantings. Annuals and perennials are permitted in combination with permanent plant materials. The average initial height of the plantings shall be 24" minimum. Exposed foundations must be constructed with a finished material such as brick, stone, or wood, or be screened with evergreens to the top of the anchor bolts.

(5) It shall be at the discretion of the Zoning Administrator whether the landscaping plan included upon a Master Signage Plan sufficiently meets the requirements listed on the table above. Should the Zoning Administrator find that the landscaping plan is not sufficient, an appeal may be made before the Board of Zoning Appeals.

(6) It shall be at the sole discretion of the Zoning Commission whether the landscaping plan included upon a Master Signage Plan within a Planned District sufficiently meets the spirit and intent of this subsection of this Resolution.

(7) Signage shall be maintained in good condition at all times. Action taken upon signage that is not maintained as approved upon the Master Signage Plan is prescribed in section 4.7.6 (A) Signage Maintenance Standards.

C. **Signage Illumination Standards.** The level of illumination emitted or reflected from signage shall not be of intensity sufficient to constitute a demonstrable hazard to vehicular traffic on any public right of way or parking lot from which the signage may be viewed. Signage shall be illuminated by only the following means:

(1) **External.** By a white, steady, stationary light of reasonable intensity, directed solely at the signage and/or otherwise prevented from beaming directly onto adjacent properties or rights of way. Light fixtures shall be screened from view by site grading or evergreen shrubs. No exposed light sources are permitted;

(2) **Internal.** By white interior light of reasonable intensity; or

(3) **Indirect.** Indirect lighting includes "halo" lighting around characters or shapes.

4.8.1 General Provisions

A. Purpose. The purposes of this Section are to:

(1) Regulate signage in a content-neutral manner based on form, placement, and physical characteristics, consistent with First Amendment protections;

(2) Protect public safety by preventing signage that interferes with traffic control devices, sight distance, or pedestrian and vehicular circulation;

(3) Reduce visual clutter and improve corridor legibility through reasonable limits on sign size, height, number, illumination, and location;

(4) Ensure signage is appropriately scaled for on-site identification and wayfinding; and

(5) Support community character and economic reinvestment through clear, predictable, and uniformly applied standards.

B. Applicability.

(1) This Section governs the establishment, installation, alteration, and maintenance of all signage.

(2) This Section applies to all zoning districts and all parcels unless a provision expressly states otherwise.

(3) Permanent signage is permitted only in accordance with an adopted Master Signage Plan, except where expressly exempted by this Resolution.

(4) Routine maintenance and repair that does not alter a sign face, panel, or display surface, or otherwise change the sign's size, height, location, illumination, or structural components, shall not be considered a sign alteration and shall not require plan approval or amendment.

(5) Property owners and authorized agents are jointly and severally responsible for ensuring that all signage remains in compliance with this Resolution.

C. Measurements.

(1) Setbacks. Setbacks shall be measured horizontally from the applicable lot line to the nearest point of the sign structure, including any base, support, frame, or architectural element.

(2) Height. Sign height shall be measured from normal grade to the highest attached component of the sign structure, including all sign faces, cabinets, frames, and decorative elements. Grade changes made solely or primarily to increase sign height shall not be used for measurement.

(3) Area. Sign area shall be calculated as the area of the smallest geometric shape that encloses the entire sign face. For signs consisting of individual letters, symbols, or elements mounted directly to a surface, sign area shall be calculated as the area enclosing all sign components.

D. Zones and Districts. For purposes of this Section, signage permissions shall be determined based on the applicable zoning district and, where a conditional or lawful nonconforming use exists, the type of use lawfully occupying the site, as follows:

(1) Residential Zoning Districts. RER, SUR, and MUR zoning districts. Properties within these districts that are lawfully occupied by non-residential uses shall be subject to the signage standards applicable to the use as permitted by this Resolution.

(2) Commercial Zoning Districts. NBM, AMN, AMC, and AMS zoning districts.

(3) Industrial Zoning Districts. LIT and SLF zoning districts.

(4) GOR District. No signage shall be permitted within the GOR zoning district except

for governmental signs, signs required by law, and gateway monument signs approved in accordance with this Resolution.

4.8.2 Master Signage Plan

A. Requirement and Effect.

(1) A Master Signage Plan shall be required for any lot proposing one or more permanent surface or identification signs.

(2) An approved Master Signage Plan authorizes all signage shown on the plan, and no separate zoning certificate shall be required.

(3) A joint plan may be submitted for unified or commonly maintained developments to establish coordinated signage standards, as determined appropriate by the Zoning Administrator.

(4) The Zoning Administrator shall approve or deny a complete Master Signage Plan application within thirty (30) days of completeness determination. The review period may be extended provided that notice of such extension is issued to the applicant through the Township's permit processing portal.

(5) Written findings shall be issued for any denial.

B. Submittal Requirements. A Master Signage Plan shall include sufficient information to demonstrate compliance with this Resolution, including:

(1) A consolidated site plan showing all existing and proposed signage and relevant site features;

(2) Calculations demonstrating compliance with applicable sign standards;

(3) Design, construction, and illumination details;

(4) Landscaping details for ground-mounted signs; and

(5) Identification of any proposed sign face changes. Replacement or modification of a sign structure shall constitute a new sign.

4.8.3 Signs Permitted by Master Signage Plan

A. Surface Signs.

(1) Applicability. Surface signs, including wall signs, blade signs, and window signs, shall be permitted in all residential, commercial, and industrial zoning districts, subject to approval of a Master Signage Plan, and in compliance with the standards of this subsection and Table 4.8.3-A.

(2) Dimensional Standards. Surface signs shall be subject to the following dimensional standards:

Table 4.8.3-A
Dimensional Standards for Surface Signs

	Combined Area of All Surface Signs
Residential	0.5 square feet per lineal foot of building frontage, max 75 ft^2
Commercial	1 square foot per lineal foot of building frontage; max 150 ft^2
Industrial	1.5 square feet per lineal foot of building frontage; max 225 ft^2

(3) General Standards. All surface signs shall comply with the following:

i. Surface signs shall not include visible wiring, conduit, raceways, transformers, or cabinet-style box signs with changeable faces;

ii. Wall signs and blade signs may be internally, externally, or indirectly illuminated; and

iii. Window signs shall not be illuminated. The following shall be permitted notwithstanding this limitation: One (1) illuminated window sign, not exceeding two (2) square feet in area, operated only during business hours.

B. Directional Signs.

(1) Applicability. Directional signs, including curb cut signs and wayfinding signs, shall be permitted in all commercial and industrial zoning districts, subject to approval of a Master Signage Plan, and in compliance with the standards of this subsection and Table 4.8.3-B.

(2) Dimensional Standards. Directional signs shall be subject to the following dimensional standards:

Table 4.8.3-B
Dimensional Standards for Directional Signs

	Count	Sign Face Surface Area	Total Sign Height Including Base	Setback
Curb Cut	1 per driveway	10 ft^2 per side per sign structure	4 feet maximum	None
Wayfinding	1 per 5 acres; Maximum of 4	50 ft^2 per side per sign structure	8 feet maximum	20 feet

(3) General Standards. All directional signs shall comply with the following:

i. Signs shall be ground-mounted and not mounted on one or more poles;

ii. Signs shall be subordinate in size and placement to permitted identification signage;

iii. Signs shall not function as on-premises identification signage; and

iv. Wayfinding signs shall be permitted only on lots with a minimum lot area of ten (10) acres, or within a development consisting of multiple lots that collectively contain a minimum of ten (10) acres and are under common ownership or common control by a homeowners' association or similar entity.

C. Identification Signs.

(1) Applicability. Identification signs, including single identification signs, joint monument signs, and gateway signs, shall be permitted subject to approval of a Master Signage Plan and in compliance with the standards of this subsection and Table 4.8.3-C. Gateway signs are permitted in all zoning districts. Single identification and joint identification signs are permitted in commercial and industrial zoning districts only.

(2) Dimensional Standards. Identification signs shall be subject to the following dimensional standards:

Table 4.8.3-C
Dimensional Standards for Identification Signs

	Count	Sign Face Surface Area	Total Sign Height Including Base	Setback
Single Identification	1 per 500 lineal feet of lot frontage; Maximum of 2	50 ft^2	8 feet maximum	10 feet
Joint Identification	1 per 500 lineal feet of lot frontage; Maximum of 4	50 ft^2 per tenant; 200 ft^2 total per side per sign structure	12 feet maximum	10 feet
Gateway	2 per development	200 ft^2 total per side per sign structure	16 feet maximum	10 feet

(3) General Standards. All identification signs shall comply with the following:

i. Signs shall be ground-mounted monument style with a solid masonry, stone, concrete, or comparable durable base between eighteen (18) and thirty-six (36) inches in height;

ii. Signs shall be scaled for on-site identification and internal circulation and shall not be designed for long-range visibility;

iii. No business, use, or tenant shall be identified on more than one (1) sign face on the same sign structure, nor on more than one (1) identification sign structure. Identification on any ground-mounted sign, including joint or multi-tenant signs located on a separate lot, shall count toward this limitation;

iv. A business, use, or tenant with an existing nonconforming ground-mounted identification sign shall not establish an additional ground-mounted identification sign unless the nonconforming sign is permanently removed and the site is brought into full compliance with this Section;

v. Identification signs may be internally, externally, or indirectly illuminated;

vi. Tenant names and graphics on joint identification signs shall be displayed on a uniform background and shall be limited to a single, consistent color; and

vii. Tenant sign faces on joint identification signs shall be consistent in dimensions across the sign structure.

viii. Replacement, modification, or alteration of any sign face, panel, or display surface on an identification sign or nonconforming pole or pylon sign shall

require approval of a Master Signage Plan.

ix. Gateway signs shall be permitted only on lots with a minimum lot area of ten (10) acres, or within a development or neighborhood consisting of multiple lots that collectively contain a minimum of ten (10) acres and are under common ownership or common control by a homeowners' association or similar entity.

(4) Landscaping Standards. All ground-mounted identification signs shall incorporate landscaping meeting the following standards:

i. Each sign shall be fully surrounded by a continuous landscaped area with a minimum five-foot (5') radius measured from the outer edge of the sign base, uninterrupted by paving, curbing, edging, or structural elements.

ii. The landscaped area shall consist of living plant materials and shall include, at a minimum, one (1) ornamental tree or multi-stem shrub (6 ft. minimum installed height), three (3) shrubs (30 in. minimum installed height), and groundcover sufficient to achieve full coverage within two (2) growing seasons.

iii. Mulch may comprise no more than forty percent (40%) of the landscaped area. Decorative rock, gravel, artificial turf, and other non-living materials shall not be counted.

iv. Required landscaping shall not be located within sight-distance triangles, clear-vision areas, utility easements, or areas that obstruct pedestrian or vehicular circulation.

v. Landscaping shall be continuously maintained in a healthy and orderly condition. Dead or diseased plant material shall be replaced in the next available planting season. Failure to maintain required landscaping shall constitute a violation of this Resolution.

(5) Changeable Copy Boards. Copy boards that change manually, mechanically, or electronically may be incorporated into a single identification monument sign, subject to the following standards:

i. Electronic copy shall be displayed only against a black background and shall not flash, scroll, move, or otherwise create the appearance of motion;

ii. Changes to displayed copy shall occur no more than once per hour; and

iii. Maximum brightness shall not exceed two thousand (2,000) nits and shall include automatic dimming controls and glare shields equipped with a photocell responsive to ambient light conditions.

iv. The area of the changeable copy board shall count towards the maximum permitted sign face surface area as shown in Table 4.8.3-C.

4.8.4 Signs Permitted Without a Master Signage Plan

A. Governmental and Signs Required by Law.

B. Drive-Thru Order Display Boards. Drive-thru order display boards are permitted only in conjunction with a lawful drive-thru or drive-in use. Such signs shall be set back a minimum of ten (10) feet from all property lines, shall be no taller than 8 feet, and shall not exceed fifty (50) square feet per sign.

C. Portable A-Frame or Sandwich Board Signs. One (1) portable A-frame or sandwich board sign is permitted per lot or per tenant space. Such signs shall not exceed six (6) square feet, shall be non-illuminated, and shall be displayed only during hours of operation and shall be removed from the site at the close of business each day.

D. Temporary Signs. One (1) temporary banner sign is permitted per lot or per tenant space. Such signs shall not exceed six (6) square feet in residential zoning districts or thirty-six (36) square feet in commercial or industrial zoning districts, shall be non-illuminated, shall be set back a minimum of ten (10) feet from all property lines, and shall be displayed for a maximum of 60 consecutive days within a 90-day period.

E. Incidental Signs. Incidental signs are permitted without a Master Signage Plan when accessory to and physically integrated with a lawful on-site use, structure, or equipment. Such signs shall be oriented toward on-site users, and shall be limited to identification, instructional, safety, pricing, or operational information directly related to the associated use or equipment. Incidental signs shall be non-illuminated or illuminated only as an integral part of the equipment and shall not function as general advertising, off-premises signage, or a substitute for signage otherwise regulated by this Article, nor be arranged or combined to create the appearance of a larger sign.

4.8.5 Prohibited Signs

A. Prohibited Sign Types. The following sign types are prohibited in all zoning districts:

(1) Pole signs and pylon signs;

(2) Human-held, worn, or carried signs;

(3) Inflatable signs or inflatable sign devices;

(4) Snipe signs;

(5) Signs that utilize motion, including signs with physically moving parts or mechanical movement;

(6) Improvised, makeshift, or non-permanent signs used or intended for permanent display. This provision includes post-andpanel signs;

(7) Signs utilizing flashing, scrolling, pulsing, moving, or otherwise animated

illumination, except where expressly permitted by this Resolution;

(8) Roof-mounted signs; and

(9) Signs that utilize flexible, exposed, or decorative lighting elements, including rope lights, LED string lights, neon tubing, or similar continuous light sources not enclosed within a sign cabinet or individual channel letters.

B. Prohibited Locations. Signs shall not be installed, displayed, or maintained in any of the following locations:

(1) Within public rights-of-way or on public property, except where expressly authorized by a governmental entity or permitted elsewhere in this Resolution;

(2) On traffic control devices, utility poles, street furniture, fences, trees, other signage, or other objects not designed or approved to support signage;

(3) Without authorization of the property owner or lawful occupant of the premises;

(4) In a manner that obstructs sight distance, interferes with traffic control devices, or creates a hazard to pedestrian or vehicular circulation; and

(5) In a manner that imitates, resembles, or conflicts with official traffic control devices or signage.

Article 7 Glossary of Terms

Sign: Awning or Canopy.

A surface sign integrated into or applied to an awning or canopy that is attached to and supported by a building façade and extends over a door, window, or pedestrian area. The sign area shall be limited to the awning valance or other designated display surface.

Sign: Banner.

A sign that is made of or printed on flexible material like fabric or vinyl and designed to be quickly installed or easily removed, upon which copy is written and which is mounted to the ground, supported between poles or sticks, fastened to buildings or other structures, or to the wall of a building or structure, that is erected on a temporary basis and removed when the time period has expired.

Sign: Base.

The part of a sign that is attached to the ground.

Sign: Blade.

A low-profile sign attached to and projecting outward from a building face or wall,

generally at a right angle to the building.

This term includes a sign that is located entirely or partially in the public right-of-way, as well as a sign that is located entirely on private property, and shall maintain a minimum clearance of eight (8) feet above grade.

Sign: Brightness.

The luminance of an illuminated sign measured in nits (candelas per square meter) at the sign face using a calibrated luminance meter and standard industry practice.

Sign: Cabinet.

An enclosed sign structure or housing that contains one or more sign faces and may include internal illumination, within which lighting components and wiring are concealed.

Sign: Cabinet-Style Box.

A sign constructed as an enclosed cabinet or box with one or more translucent faces where the cabinet itself forms the primary sign body.

Sign: Channel Letters.

Three-dimensional individually cut letters or figures, whether or not illuminated, affixed to a structure.

Sign: Changeable Copy Board.

A portion of a sign designed so that letters, numerals, symbols, or graphics may be changed or replaced manually, mechanically, or electronically without replacing the entire sign structure.

Sign: Clear-Vision Area.

An area of unobstructed visibility required to maintain safe sight distance for vehicular and pedestrian traffic, within which signs, landscaping, structures, or other visual obstructions are limited or prohibited.

Sign: Consecutive Days.

Calendar days counted without interruption, including weekends and holidays.

Sign: Copy.

Any graphic, word, numeral, symbol, insignia, text, sample, model, device, or combination thereof that is primarily intended to advertise, identify, or notify.

Sign: Curb Cut.

A low-profile, ground-mounted directional sign located near a driveway or access point to guide vehicular or pedestrian movement.

Sign: Decorative Element.

A built feature that is part of or attached to a sign structure, including frames, surrounds, piers, columns, decorative towers, capstones, cornices, and similar features. Decorative elements shall be included in the measurement of sign height, setback, and sign area where they form part of the sign structure or sign face boundary. Also known as "Architectural Element."

Sign: Directional.

A sign located on a site and designed, sized, and placed to support internal vehicular or pedestrian circulation, including access drives, parking areas, and internal pathways, and which is subordinate in scale and placement to identification signage on the same site.

Sign: Drive-Thru and Drive-In Menu.

A sign installed in conjunction with a drive-thru or drive-in facility, located to be readable by occupants of vehicles using such facilities, and mounted on a freestanding structure or building surface as part of the site's circulation and service layout.

Sign: Electronic.

A sign that displays images, text, or graphics using electronic, digital, or programmable technology.

Sign: Face.

The area or display surface within a sign that is used for the message. Also known as "Area."

Sign: Face Change.

The replacement or revision of the logos, wording, and symbols included on the front of a sign by means of replacing the physical material, by repainting over the physical material, or by implementation of a similar process. This term includes a change of business name, change in colors, copy, graphics, or visual image that does not require the installation of a new or modified sign board or cabinet. This term does not include reader boards or Changeable Copy Signs.

Sign: Gateway.

A ground-mounted monument-style sign located at the entrance to a Township, planned district, subdivision, development, or industrial park and intended to identify the area or development as a whole.

Sign: Government or Legally Required.

Signs installed by or required under authority of a governmental entity or applicable law.

Sign: Height.

The vertical distance measured from the lowest adjacent grade to the highest point of the sign or sign structure.

Sign: Human.

A sign consisting of a display, panel, or device carried, worn, or physically supported by a person, including signs mounted to clothing, equipment, or handheld supports.

Sign: Identification.

A permanent on-premises sign located on the same lot or development as the use, tenant, or development it is associated with, including single identification signs, joint identification signs, and gateway signs.

Sign: Illumination.

Any artificial means of lighting a sign that makes the sign face or copy visible, including illumination provided by light sources located outside the sign face (external illumination), illumination produced by light sources contained within a sign cabinet, channel letters, or enclosed sign elements (internal illumination), and illumination where the light source is concealed and the sign is visible by reflected light (indirect illumination).

Sign: Incidental.

A small, secondary sign customarily associated with a permitted use, limited in size and placement, and not designed or located to function as the primary identification or dominant signage on a site.

Sign: Inflatable.

Any balloon or object enlarged or inflated which floats, is tethered in the air, is activated by air or moving gas, or is located on the ground or on a building with or without copy or other graphics.

Sign: Joint Identification.

A ground-mounted sign that provides collective identification for multiple tenants or uses within a single development. Also known as "Multi-Tenant Signs."

Sign: Landscaped Area.

The area surrounding the base of a ground sign that must be maintained with ground cover or landscaping. For signage mounted to a pole or poles, the landscaped radius shall include the area beneath the signage.

Sign: Lineal Feet of Building Frontage.

The total horizontal length, measured in feet, of a building façade that directly faces and is visible from a public right-of-way. For corner buildings, frontage along more than one street-facing façade may be aggregated, provided each façade faces a public right-of-way. Building frontage shall not include façades facing internal drives, parking areas, or service courts.

Sign: Lineal Feet of Lot Frontage.

The total horizontal length, measured in feet, of a lot boundary that directly abuts a public right-of-way. For corner or through lots, uninterrupted frontage along more than one public right-of-way may be aggregated. Frontage shall be considered uninterrupted only where the lot boundary is not separated by another lot, outlot, or pad site under separate ownership or control. Frontage along private drives or internal circulation roads shall not be included.

Sign: Long-Range Visibility.

Physical design characteristics intended primarily to make a sign legible from extended distances beyond the immediate site context.

Sign: Master Sign Plan.

A plan submitted by a property owner and maintained by the Township that documents all legal signs that exist on a lot, parcel, or within a development.

Sign: Monument.

A ground-mounted sign supported by a continuous, solid base that is permanently affixed to the ground and constructed of masonry, stone, concrete, or comparable durable materials, where the sign face is integrated into the base and not elevated on exposed poles or pylons.

Sign: Motion.

A sign where the sign, sign structure, or any part of the sign or sign structure physically moves or rotates by mechanical means, including search lights, pennants, streamers, and spinners.

Sign: Normal Grade.

The finished ground elevation adjacent to a sign at the time of installation, excluding any grade changes made solely to increase sign height.

Sign: Off-Premises.

A freestanding sign located on a parcel other than the parcel on which the primary use, activity, or development associated with the sign is located. Such signs function as a principal or accessory use of the parcel on which they are installed and are typically supported by a freestanding sign structure. Also known as "Billboards."

Sign: Per Side Per Sign Structure.

Tables that show a maximum number of square feet allowed "per side per sign" allow the number of square feet shown on each side of each sign. The totals shall not be aggregated to allow a total square footage split between signs and sides of signs.

Sign: Pole or Pylon.

A freestanding sign elevated on one or more poles or pylons such that the primary sign face is raised substantially above ground level.

Sign: Portable.

An on-premises sign which is self-supporting, designed to be movable, and not structurally attached to the ground, a building, a structure, or another sign.

Sign: Primary Façade.

The portion of a frontage that serves as the main access point to a building or building unit, which is used to calculate the approvable surface area of wall signage.

Sign: Public Right-of-Way.

Land dedicated, deeded, or otherwise reserved for public use for streets, sidewalks, alleys, or utilities, including the full width of such area regardless of whether it is improved or maintained.

Sign: Roof.

A sign erected upon, against, or directly above a roof, or on top of or above the parapet of a building.

Sign: Secondary Façade.

Any building façade that does not qualify as the Primary Façade.

Sign: Setback.

The distance in feet from the applicable lot line, or other stated point of measurement, to the closest point on the sign structure.

Sign: Structure.

All components of a sign (other than the sign face copy), including supports, framework, cabinet, decorative elements, and any structural elements used to support or anchor the sign.

Sign: Single Identification.

A low-profile, ground-mounted sign placed on top of a base that advertises one business or storefront only.

Sign: Snipe.

A sign applied to trees, utility poles, supporting structures for governmental signs, bus shelters, benches, trash receptacles, newspaper vending machines or boxes, or any other portable or temporary support device.

Sign: Surface.

A sign mounted flat against or hung from a building façade and which shall not project above the roofline.

Sign: Temporary.

A sign that is not permanently affixed to the ground or a structure, or that is erected for a limited duration as established by this Resolution, and which is removed upon expiration of the authorized time period.

Sign: Tenant Space.

A distinct, leasable portion of a building or site occupied or intended to be occupied by a single business, tenant, or use, and having independent frontage, access, or operational identity.

Sign: Wall.

A surface sign mounted flat against and supported by the exterior wall of a building, where the sign face is parallel to the building façade and does not project above the roofline.

Sign: Wayfinding.

A low-profile, ground-mounted sign used to guide the safe movement of vehicular and pedestrian traffic through the lot of a business or industrial use.

Sign: Window.

A metal leaf, vinyl, painted, etched, cut, or sandblasted lettering sign that is applied directly to the interior surface of the glass or door, or a sign located near a window within a building for the purpose of being visible to and read from the outside of the building.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 6:00 p.m., on the 10th day of March, 2026, 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-25-19, ZONING TEXT AMENDMENT TO ARTICLE 4, DEVELOPMENT DESIGN STANDARDS, SECTION 4.8, SIGNAGE

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 January 20, 2026 for Case Number CZC-25-19 that proposed text amendments to Article 4, Development Design Standards, Section 4.8, Signage, to ensure all sign regulations are content neutral, legally defensible, and grounded in objective, non-communicative standards, while also incorporating technical, clarifying, and organizational revisions to improve clarity, usability, and long-term enforceability; 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 to comprehensively revise Section 4.8 to remove content-based distinctions, reorganize and clarify regulatory provisions, simplify dimensional standards presentation, and reduce unnecessary administrative complexity; 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-25-19 on March 10, 2026, 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 Section121.22 of the Ohio Revised Code; and

3. 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.

4. 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 _____, 2026.

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 _____, 2026.

_____
Jeff Baker
Colerain Township Fiscal Officer

Exhibit A

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

The following Sections 4.8.1 through 4.8.4 will be ~~DELETED~~ in their entirety and replaced with the *INSERTED TEXT*.

4.8.1 – General Provisions

A. Purpose. The purposes of these signage regulations are to:

(1) Encourage effective use of signage as a means of communication in the Township

(2) Maintain and enhance the aesthetic environment and the Township's ability to attract sources of economic development and growth;

(3) Encourage high quality, effective outdoor graphics for the purpose of navigation, information, and identification;

(4) Provide businesses in the Township with equitable signage standards in accordance with fair competition and aesthetic standards acceptable to the community;

(5) Provide the public with safe and effective means of locating businesses, services, and points of interest within the Township, including provisions for safe vehicular and pedestrian traffic control;

(6) Eliminate, to the maximum extent feasible, clutter and improve corridor visibility and safety;

(7) Minimize the possible adverse effect of signage on nearby public and private property;

(8) Protect signage that, by virtue of exhibiting distinctive design qualities characteristic of an earlier era, merits special regulatory treatment because of its current rarity or unusual significance; and

(9) Ensure the protection of the public's first amendment rights.

B. Applicability.

(1) The regulations within this Resolution shall apply to all signage and to all zoning districts unless explicitly stated otherwise.

(2) All signage shall require either Master Signage Plan that is approved and in effect for the property or district in accordance with the requirements of this Resolution, an approved Zoning Certificate, payment of fees, and an approved landscaping plan unless explicitly stated otherwise. No Zoning Certificate is required for the maintenance of signage.

(3) Governmental signage is excluded from the scope of these regulations.

(4) The owner of a lot or development (or an authorized representative) that contains signage requiring a Zoning Certificate under this Resolution shall at all times maintain in force a Zoning Certificate for such signage in accordance with this Resolution.

(5) Zoning Certificates for signage shall be issued for individual lots, notwithstanding the fact that a particular lot may be included with other lots in a development.

C. Permit Fees. An application for a permit shall be filed with the Zoning Administrator, together with a permit fee for each sign as determined by the Board of Trustees and posted by a separate Resolution.

D. Modifications to Signage Standards. The provisions of this Section may be modified by the provisions in Section 3.4 – Use-Specific Standards.

E. Effect of Regulations. It shall hereafter be unlawful to erect, construct, install, place, relocate, expand, modify, maintain, or otherwise alter signage in the Township except in accordance with the provisions of these regulations.

F. Applicability of Building, Fire, and Electrical Codes. No signage of any classification shall be installed, erected, or attached to a structure in any form, shape, or manner that is in violation of Hamilton County's or Ohio's building or fire codes. All wiring, fittings, and materials used in the construction, connection, and operation of electrically illuminated signage shall be in accordance with the provisions of the local electrical code in effect.

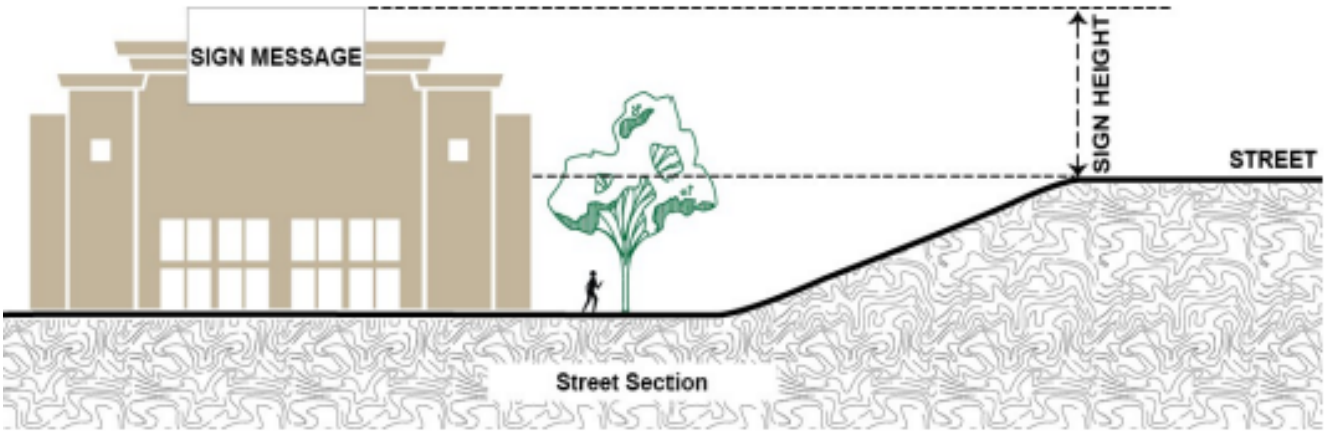
G. Zoning Administrator Authority. All signage shall be inspected on a regular basis to ensure compliance with the regulations listed within this section of the Resolution. The Zoning Administrator is hereby authorized to:

(1) Order the repair or removal of any signage or sign structure that is defective, damaged, or substantially deteriorated, was placed illegally, has lost its legal nonconforming status, or has become abandoned; and

(2) Order any signage to be repainted or refurbished at least once each year, if needed, to keep the signage in a safe, presentable, and good structural condition.

H. Measurements and Computations.

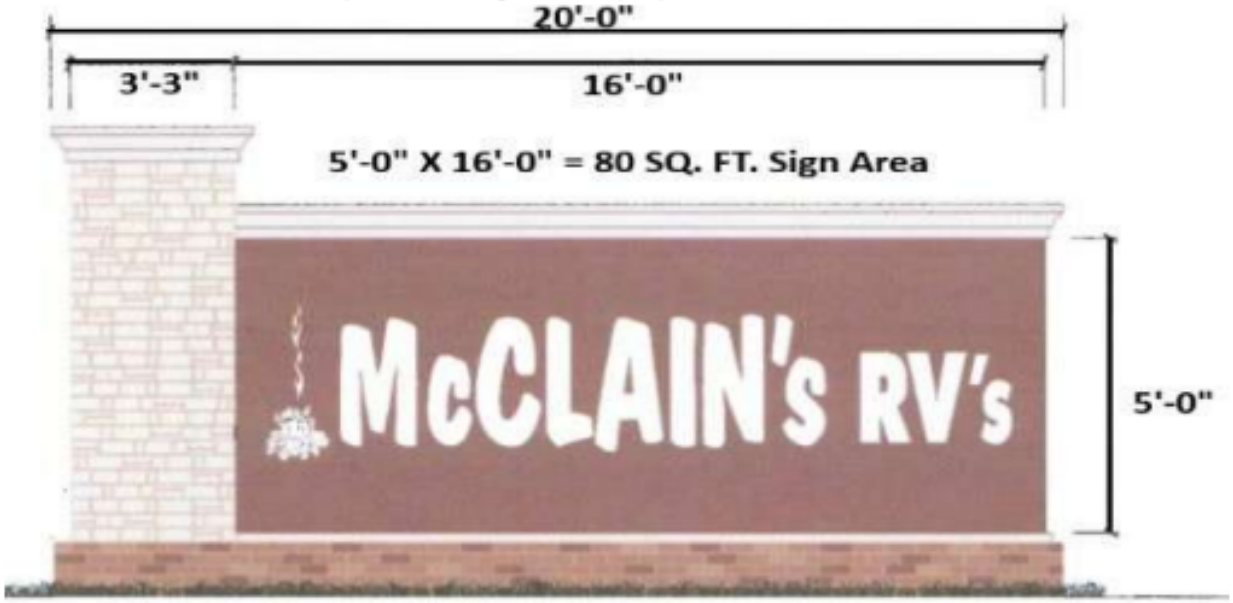
Figure 4.1.7-A



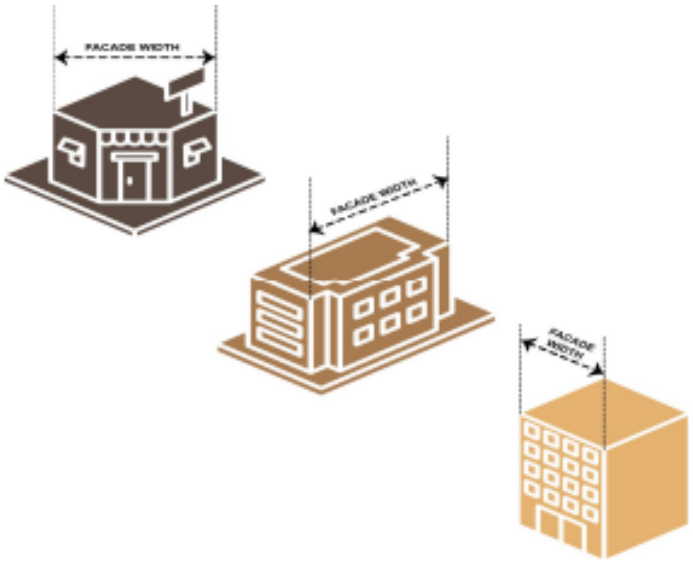
(1) **Setbacks.** All required setbacks for signage shall be measured as the distance in feet from the applicable lot line, or other stated point of measurement, to the closest point on the sign structure.

(2) **Signage Height.** The height of a sign shall be computed as the distance from the base of the signage at normal grade (average grade at the base of the signage) to the top of the highest attached component of the signage. Normal grade shall be construed to be the newly established grade after construction, exclusive of any filling, berming, mounding, or excavating undertaken solely for the purpose of locating or increasing the height of signage. In cases where the normal grade is below grade at street level, signage height shall be computed on the assumption that the elevation of the normal grade at the base of the signage is equal to the elevation of the nearest point of the crown of a public or private street, as shown in Figure 4.7.1-A. For signage copy mounted or painted on a background panel, cabinet, or surface distinctively painted, textured, lighted, or constructed to serve as the background for the signage copy, the signage area shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof that encompasses the extreme limits of the background panel, cabinet, or surface, as shown in Figure 4.7.1-B. For signage copy where individual letters or elements are mounted or painted on a building façade where there is no background panel, cabinet, or surface distinctively painted, textured, lighted, or constructed to serve as the background for the signage copy, the signage area shall be computed by means of the combination of the smallest square, circle, rectangle,

triangle, or combination thereof that encloses all the letters or elements associated with the signage. In cases where there are multiple signage elements on the same surface of any sign, the Zoning Administrator shall have the authority to determine the outermost boundaries of individual signage elements. Decorative edging or other window treatments that are not an integral part of the signage copy shall not be considered a part of the sign for the purposes of this Resolution.

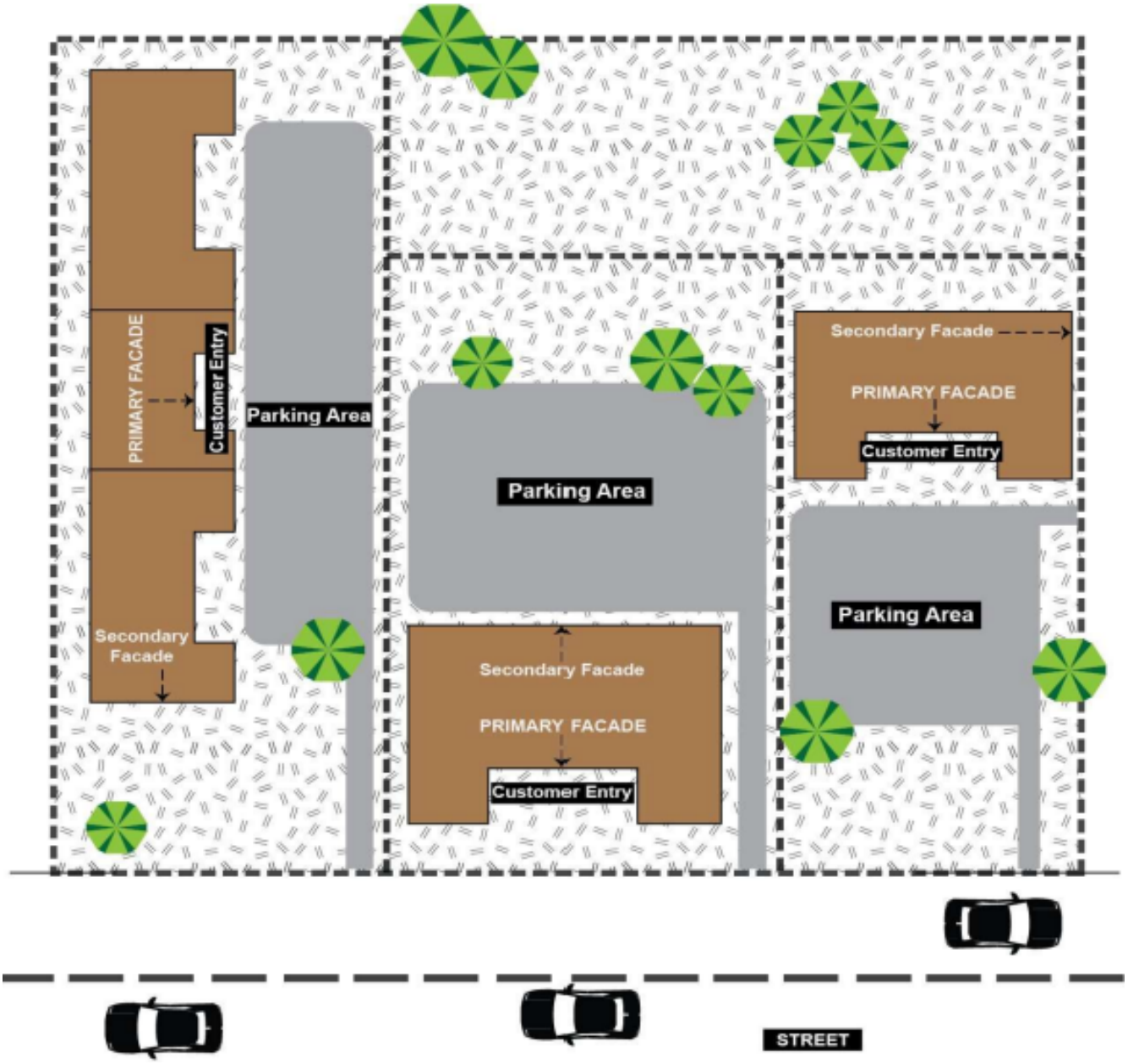


(3) Building Frontage and Façades. The primary façade shall be the portion of a frontage that serves as the main access point to a building or building unit. The calculation of width or lineal measurement of any façade shall be the measurement of the façade between two side façades. The calculation shall be based on viewing the façade from a 90- degree angle (i.e., straight on), regardless of façade insets, offsets, or angles, as shown in Figure 4.7.1-C. When a site has both a primary and secondary façade, the Zoning Administrator shall determine which wall shall be the primary building façade and which



wall(s) shall be the secondary building façade. Only one outside wall of any business shall be considered its primary façade, as shown in Figure 4.7.1-D.

Figure 4.7.1-D



4.8.2 – Master Signage Plans

A. Initiation or Alteration of Master Signage Plans. For any lot on which the owner proposes to erect or install one or more permanent signs requiring a permit, the owner or applicant shall submit to the Zoning Administrator a Master Signage Plan. If the information listed upon the Master Signage Plan is in compliance with this Resolution, a Zoning Certificate will be issued to the applicant for each new sign. The Master Signage Plan shall contain the following:

(1) The name, address, and signed written consent of the owner of the premises where the signage is located or is to be located on such form as the Zoning Administrator shall require;

(2) Legal description of the property and existing zoning of all adjacent properties;

(3) Design restrictions placed on the development by the owner in addition to the requirements of this Resolution;

(4) One combined site plan showing all existing and proposed signage upon the site, and an individual plan for each sign. These plans shall contain clear and legible drawings, setbacks, and dimensions, at such scale as the Zoning Administrator shall reasonably require, with a description showing:

(i) **Location Details.** The proposed location of the signage which is the subject of the permit; the location of all other existing and planned signage, when such signage is on the same premises, except that incidental signage need not be shown; and the location of buildings, parking lots, driveways, and landscaped areas on such lot with dimensions relative to all signage. The applicant shall affirm that signage is not being proposed in a prohibited location

(ii) **Area Details.** Computation of the maximum total signage area; the maximum area for individual signs; the area and description of all other existing and planned signage, when such signage is on the same premises, except that incidental signage need not be computed; a statement demonstrating conformance to the applicable dimensional requirements of this Resolution for all existing and planned signage;

(iii) **Design Details.** Specific details regarding the architectural design of all parts of the proposed signage; hexadecimal number for all colors used on the signage,

including business names, primary images, and secondary images; fonts used; materials used on the sign base, including type of brick, stone, or wood, The applicant shall affirm that all signage will be in compliance with the design standards listed in this Resolution;

(iv) **Construction Details.** Drawings showing the dimensions, construction supports, sizes, foundation, electrical wiring and components, and materials of the signage, the method of attachment and the character of the structural members, and a statement affirming that all signage shall comply with the appropriate provisions of the Hamilton County Building Code relating to UL approved design, structural members, and connections. The applicant or owner must also attest that all signage will be maintained in good structural condition, in compliance with all building and electrical codes, and in conformance with this Resolution at all times. The applicant shall affirm that all signage will be in compliance with the illumination standards listed in this Resolution;

(v) **Landscaping Details.** A complete and detailed landscaping plan, showing the types of plants and ground covering that will be used around the base of the signage; expected height of all living plants, shrubs, and trees at the time of planting; expected height of all living plants, shrubs, and trees at full growth. Landscape plans are required for all ground signage. The applicant shall affirm that all signage will be in compliance with the landscaping standards listed in this Resolution; and

(vi) **Signage Face Change Details, if applicable.** For signage already existing upon a site, an applicant may propose a face change, which is the replacement or revision of the business name, primary image, and/or secondary image included on a sign by means of replacing the physical material, by repainting over the physical material, or by implementation of a similar process that does not require the installation of a new or modified cabinet or structure. Altering or replacing the cabinet or structure of the signage shall constitute as new signage, which must conform to the provisions of this Resolution. All face changes shall meet the

requirements of this Resolution and the inability to place a compliant sign face onto a nonconforming sign structure shall not be considered a hardship.

B. Joint Master Signage Agreements. Developments, subdivisions, or other jointly owned or maintained lots may apply for a Joint Master Signage Plan. This plan allows a property owner, property maintenance company, or homeowners association the right to file one Master Signage Plan for several adjacent and connected properties. It shall be at the discretion of the Zoning Administrator to determine whether a Joint Master Signage Agreement is appropriate for the parcels in question. The following factors may be taken into account to make this determination:

(1) Whether the development contains at least three attached storefronts that have an approved Master Parking Plan; and

(2) Whether the development contains at least 500,000 square feet of warehouse space that has an approved Master Parking Plan; and

(3) Whether the development contains at least 250,000 square feet of leasable retail or office space that has an approved Master Parking Plan; and

(4) Whether the development contains at least 27 dwelling units within the same development or subdivision.

C. Action on Master Signage Plans. On any application for approval or modification of a Master Signage Plan outside of a Planned District, the Zoning Administrator shall take action on the application on one of the following dates: Fourteen days after the submission of a complete application if the application is for signage for existing buildings; or on the date of final action on any related application for building permit, site plan, or development plan for signage involving new construction. In case of a denial of the Master Signage Plan, the Zoning Administrator shall specify in the Refusal Letter the section or sections of the Resolution with which the plan is inconsistent.

D. Master Signage Plans for Planned Districts. In order to encourage a flexible procedure to allow large developments the opportunity to coordinate signage, utilizing a consistent theme appropriate to the character of the proposed or existing development, Master Signage Plans for Planned Districts are subject to approval by the Zoning Commission at a regularly scheduled meeting. Master Signage Plans for Planned Districts shall contain all the information required for a regular Master Signage Plan and shall also specify the following:

(1) **Placement.** All signage shall be placed where it is sufficiently visible and readable for its function. Factors to be considered shall include the purpose of the signage, and its location relative to traffic movement and access points and viewing angles.

(2) **Quantity.** The quantity of signage that may be approved within any development shall be no greater than that required to provide effective internal circulation, directional information to destinations and development sub-areas, and business identification. Factors to be considered shall include the size of the development, the number of development sub-areas, and signage functions;

(3) **Height and Size.** All signage shall be no larger or erected to a height greater than necessary for visibility and readability. Factors to be considered in determining appropriate height and size shall include topography, volume of traffic, speed of traffic, visibility range, proximity to adjacent uses, amount of signage copy, placement of display (location and height), lettering style and the presence of distractive influences.

(4) **Colors and Materials.** Signage materials and color schemes samples, including hexadecimal numbers for all colors proposed, shall be provided and shall be compatible with the architectural features of buildings on the site and/or natural materials incorporated into the project construction. This is required to be accomplished through similarity of materials for sign structures and faces, the use of complementary colors, similarity of architectural style, or the use of a consistent lettering style or copy;

(5) **Plan for Nonconforming Signage.** If any new or amended Master Signage Plan is filed for a property within a Planned district in which existing signage is located, the plan shall include a schedule for removing or bringing into conformance, within two years, all signage not conforming to the proposed amended plan or to the requirements of this Resolution in effect on the date of submission. Nonconforming signage that is not brought into conformity at its scheduled time will lose its legal nonconforming status and must be removed;

(6) **Legal Devices.** Deed restrictions, protective covenants and other legal statements or devices that may conflict with the adoption of a Master Signage Plan shall be disclosed to the Zoning Commission during the application process;

(7) **Theme.** A narrative description of the common theme for signage within the development and how it relates to architectural and/or landscaping elements of the development.

(8) **Other.** Any other information which, in the opinion of the Zoning Administrator or Zoning Commission, is necessary to provide for enforcement of this Resolution.

E. Action on Master Signage Plans for Planned Districts. A Master Signage Plan or amendment in a Planned District shall be considered by the Zoning Commission, which will approve or reject the proposed plan based upon whether the plan conforms to the standards of this Section and with the spirit and intent of this Resolution. Amendments to Master Signage Plans in Planned Districts that do not increase the intensity of signage may be approved administratively. Amendments to Master Signage Plans in Planned Districts that do increase the intensity of signage may be approved through a Minor Modification of the Final Development Plan.

F. Classification and Height Limitations Remain. In no instance shall any signage plan approve a type of signage that is expressly prohibited by this Resolution, or a single sign or sign structure of any type that is taller than twelve feet from the ground to the top edge of the sign.

4.8.3 – Signage Classification & Permissions

A. Purpose. The purpose of this section and the charts within is to describe the types of signage and the conditions placed upon such signage within Colerain Township. Any signage not listed within this Resolution shall be considered prohibited unless otherwise ruled by the Board of Zoning Appeals, Zoning Commission, or Zoning Administrator.

B. Classification of Signage Districts. Conditions placed upon approvable signage classifications have been listed under a category based upon the zoning district that the proposed signage will be placed in. A dash placed on any table indicates that the signage classification is not permitted in these zoning districts (see Table 4.7.4 – A through Table 4.7.4 – N for Signage Permissions and Standards). There are four main classifications of zoning districts, which are:

(1) **Residential Zoning Districts:** RER, SUR, & MUR zones, and all conditional or non-conforming uses located in these zones that are used non-residentially.

(2) **Commercial Zoning Districts:** NBM, AMN, AMC, AMS, and all conditional or non-conforming uses located in these zones that are used non-commercially.

(3) **Industrial Zoning Districts:** LIT, SLF, and all conditional or non-conforming uses located in these zones that are used non-industrially.

(4) **GOR District:** The only approvable signage in this zoning district is single identification monument signage, which shares the same requirements as Industrial Districts.

C. Signage Classifications Allowed by Right.

(1) **Governmental or Legally Required Signs:** Governmental signage includes governmental flags, address identification signage that is attached to the primary structure of a lot, and traffic control signage. Such signage shall only feature three colors, including black and white, unless required by government regulation. Legally required signage refers to signage that is required by a state or federal statute; by an order of a court of competent jurisdiction; by public utilities in their rights of way or on their facilities; by a transit with a franchise or other right to operate in Hamilton County, where such signage is installed along its routes and on its equipment; or by officials of a state or federal agency in the course of their official duties.

(2) **Real Estate Sale or Leasing Signs:** Signage erected by the owner, or his/her agent, advertising the currently listed real estate upon which the signage is located for rent, lease, or sale, or one directing to such property. Such signage shall not exceed six square feet in Residential Districts and thirty-six square feet in Non-Residential Districts and must be removed within fourteen days of the listing expiration. Signage that remains displayed for a period greater than 365 days shall require a special Zoning Certificate, which does not require a Master Signage Plan.

(3) **Residential Information Signs:** On-site signage erected for the safety or convenience of the public including "no trespassing", "beware of dog", and other signage of similar nature bearing no commercial message, whether directly or indirectly. Such signage shall not be illuminated, shall be limited to six square feet, no more than two such signs shall be present on a lot at the same time and signs shall be placed no closer than twenty-five feet from another sign.

(4) **Residential Yard Signs:** On-site temporary signage at a residential dwelling used to publicize or announce non-commercial information at the discretion of the homeowner or tenant of the property such as, but not limited to, congrats graduate signage or political signage. Such signage shall not be illuminated, shall be limited to

six square feet, no more than two such signs shall be present on a lot at the same time and signs shall be placed no closer than twenty-five feet from another sign.

D. Prohibited Signage Classifications. The following signage is prohibited in all zones unless otherwise noted:

(1) **Combustible Signs:** Any signage that makes the use of fire or flame, heat, or other combustible elements used to draw attention to the signage;

(2) **Electronic Signs:** Signage employing animation, flashing, actual motion, the illusion of motion, or still graphics, achieved through mechanical, electrical, or programmable electronic means. This prohibition does not include electronic copy signs attached to monument signage for institutional uses or at fuel stations that display the price of up to three different grades or types of fuel in a reasonable size and brightness;

(3) **Freestanding Pole / Pylon Signs:** A freestanding sign that does not meet the definition of monument, ground, or portable signage, which is composed of a sign cabinet or base and a sign pole or pylon by which it connects to the ground to advertise a business on-site. This prohibition does not include directional signage or drive-thru signage mounted to a pole. Any billboard that displays an advertisement for a business or use located within five hundred feet of the billboard will be considered an on-site freestanding pole sign and is prohibited;

(4) **High Rise Signs:** An on-site sign, taller than twelve feet, which is constructed to attract the attention of interstate travelers and is located within 1000 feet of the interstate right of way;

(5) **Human Signs:** Signage held by or attached to a human for the purposes of advertising or otherwise drawing attention to an individual, business, commodity, service, idea, or product. This can also include a person dressed in costume for the purpose of advertising or drawing attention to an individual or business;

(6) **Inflatable Signs:** Any balloon or object enlarged or inflated which floats, is tethered in the air, is activated by air, or moving gas, or is located on the ground or on a building with or without copy or other graphic;

(7) **Snipe Signs:** Signage applied to trees, utility poles, supporting structures for governmental signage, bus shelters, benches, trash receptacles, newspaper vending machines or boxes, or any other portable or temporary support device;

(8) **Motion Signs:** Signage where any part of the signage or sign structure physically moves or rotates by the wind or through mechanical means including, but not limited to, search lights, pennants, streamers, and spinners;

(9) **Permanent "Temporary" Signs:** Signage, which is designed to be used for temporary purposes, that is placed upon a lot or parcels and used as permanent signage. This includes banner signage, which is constructed of a strip of cloth, paper, plastic, or other flexible material upon which copy is written and which is mounted to the ground or supported between poles or sticks or fastened to buildings or other structures that is intended to be erected permanently. This also includes post-and-panel signage, which lacks the base of a monument sign and shall not be used in place of permanent ground signage; and,

(10) **Roof Signs:** Signage erected upon, against or directly above a roof or on top of or above the parapet of a building. *Note: This prohibition does not apply to Placemaking Art Signs.*

E. Permitted Signage Classifications. Signage classifications listed on the following Table 4.8.3 – A through Table 4.8.3 - N; Signage Permissions and Standards are permitted with conditions listed upon each table:

Table 4.8.3-A: Curb Cut Signs

Table 4.8.3-B: Wayfinding Signs

Table 4.8.3-C: Gateway Monument Signs

Table 4.8.3-D: Single Identification Monument Signs

Table 4.8.3-E: Joint Identification Monument Signs

Table 4.8.3-F: Drive-Thru & Drive-In Menus

Table 4.8.3-G: Wall Signs

Table 4.8.3-H: Awning & Canopy Signs

Table 4.8.3-I: Blade Signs

Table 4.8.3-J: Window Signs

Table 4.8.3-K: Portable Signs

Table 4.8.3-L: Temporary Signs

Table 4.8.3-M: Placemaking Art Signs

Table 4.8.3-A

Curb Cut Signs

Ground Sign | Permit Required

A low-profile, ground mounted sign placed on 1-2 poles or on top of a base to guide the safe movement of vehicle and pedestrian traffic into the lot of a business or industrial use.

	Residential Districts	Commercial Districts	Industrial Districts
Count (max.)	-	1 per driveway; 2 max	1 per driveway; 2 max
Sign Face Surface Area (max.)	-	10 square feet per side per sign	25 square feet per side per sign
Sign Height (max.)	-	4 feet (total structure)	4 feet (total structure)
Allowed Illumination Types	-	Internal, External, Indirect	Internal, External, Indirect
Minimum Landscaping Radius	-	3' around base or pole(s)	3' around base of pole(s)

Additional Conditions
Signs shall not be mounted to a building or any supporting structure.
Signs shall be permanently mounted to 1-2 poles or on top of a monument base.
Signs shall bear no commercial messaging other than typeface, color, and a small logo that occupies no more that 20% of the sign.
Signs shall only feature the following words or similar: 'drive thru', 'in', 'out', 'enter', 'entrance', 'exit', 'welcome', and 'thank you'.
If the internal curb closest to the sign is closer than the required landscaping radius, the sign shall be landscaped to the curb.
If a second curb cut sign is erected, both signs shall be thematically and stylistically identical with the other.
Signs shall be located within 10 feet of the intersection of the public street and driveway or as close to the right of way as possible.
If the business has signage on another ground sign, the curb cut sign background color shall be a color from the other ground sign.

Table 4.8.3-B

Wayfinding Signs

Ground Sign | Permit Required

A low-profile, ground mounted sign placed on 1-2 poles or on top of a base to guide the safe movement of vehicle and pedestrian traffic while navigating through the lot of a business or industrial use.

	Residential Districts	Commercial Districts	Industrial Districts
Count (max.)	-	1 per 5 acres; 4 max	1 per 5 acres; 4 max
Sign Face Surface Area (max.)	-	25 square feet per side per sign	50 square feet per side per sign
Sign Height (max.)	-	6 feet (total structure)	6 feet (total structure)
Minimum Lot Size	-	5 acres	5 acres
Minimum Setback	-	10 feet	10 feet
Allowed Illumination Types	-	Internal, External, Indirect	Internal, External, Indirect
Minimum Landscaping Radius	-	5' around base or pole(s)	5' around base or pole(s)

Additional Conditions

- Signs shall not be mounted to a building or any supporting structure.
- Signs shall be permanently mounted to 1-2 poles or on top of a monument base.
- Commercial messaging on the sign, whether direct or indirect, shall be limited to 20% of the sign surface area.
- If multiple wayfinding signs are erected, all signs shall be thematically and stylistically identical with each other.
- If the internal curb closest to the sign is closer than the required landscaping radius, the sign shall be landscaped to the curb.
- If the business has signage on another ground sign, wayfinding sign background color shall be a color from the other ground sign.

Table 4.8.3-C

Gateway Monument Signs

Ground Sign | Permit Required

A low-profile, ground mounted sign placed on top of a base at the entrance to subdivisions with 31 or more dwelling units, commercial developments with at least ten tenants; at least 500,000 square feet of leasable retail space; and at least 500 feet of frontage along the public right of way, or industrial parks with at least 1.25 million square feet of warehouse space. *Also known as Residential or Commercial Entry Signs.*

	Residential Districts	Commercial Districts	Industrial Districts
Count (max.)	2 total per development	2 total per development	2 total per development
Sign Face Surface Area (max.)	100 square feet per side per sign	125 square feet per side per sign	150 square feet per side per sign
Total Sign Height (min.)	5 feet	5 feet	5 feet
Total Sign Height (max.)	10 feet	10 feet	10 feet
Setback (min.)	10 feet	10 feet	10 feet
Allowed Illumination Types	External; Indirect	External; Indirect	Internal; External; Indirect
Minimum Landscaping Radius	5 feet around base	5 feet around base	5 feet around base

Additional Conditions

- Gateway signs need not be square or rectangular, but may be any shape.
- Each gateway sign shall only contain the name of the subdivision, development, or industrial park and up to one emblem per side.
- No commercial messages, whether direct or indirect, shall be placed upon gateway signage.
- On one-sided signs, the reverse side of the sign shall be finished and shall have no signage other than an optional developer logo.
- On one-sided signs, an optional rear developer logo may be up to 15 square feet and shall not count towards the face area maximum.
- On two-sided signs, the reverse side of the sign shall match the front side of the sign.
- Gateway sign structures shall consist entirely of natural materials, such as wood, brick and stone, or visually similar materials.
- Signs shall be placed at the main entrance to a development and shall not be placed at secondary entrances.
- If a second sign structure is erected, both signs shall be one-sided and placed at an angle that limits visibility of the reverse sides.
- If a second sign structure is erected, it shall be identical and placed on the opposite site of the main driveway as the first sign.
- The base and foundation of each sign shall be landscaped with no fewer than 10 evergreen shrubs or similar planting materials.

Table 4.8.3-D

Single Identification Monument Signs

Ground Sign | Permit Required

A low-profile, ground mounted sign placed on top of a base that advertises one business or storefront only. Businesses or storefronts with single identification signs shall not be featured on joint identification signs.

	Residential Districts	Commercial Districts	Industrial Districts
Count (max.)	-	Standard lot: 1; Corner lot: 2	Standard lot: 1; Corner lot: 2
Sign Face Surface Area Per Side (max.)	-	50 square feet or 75 square feet total on corner lots with at least 100 feet of long frontage along each public right of way	75 square feet or 100 square feet total on corner lots with at least 100 feet of long frontage along each public right of way
Total Sign Height (max.)	-	5 feet	5 feet
Setback (min.)	-	10 feet	10 feet
Allowed Illumination Types	-	Internal; External; Indirect	Internal; External; Indirect
Minimum Landscaping Radius	-	5 feet around base	5 feet around base

Additional Conditions

- The sign structure shall have two sides, mounted back-to-back, and shall be identical on both sides, including sign faces and copy.
- For corner lots, both single identification monument sign shall be identical in all aspects.

Optional Changeable Copy Boards for Institutional and Automotive Fuel Service Uses

- Changeable copy boards may be added to single identification monument signs with institutional and Automotive Fuel Service uses only.
- Changeable copy boards may be manually, mechanically, or electronically changed.
- Messages within electronic copy boards shall only contain numbers, letters, and words and shall be displayed against a solid black or white background.
- Electronic copy boards on Automotive Fuel Service lots shall only be used to display up to three separate prices for grades of fuel.
- Bulbs with automatic dimmers and glare screens shall be used and shall be equipped with a photocell to automatically reduce brightness.
- Electronic copy signs shall not flash and the brightness of the copy within a message shall not exceed 2,000 nits
- Changes in messages shall be limited to no more than 4 per minute, with each message displayed for a minimum of 12 seconds.
- *For electronic boards on drive-thru or drive-in menus, see "Drive-Thru & Drive-In Menu Signs".*

Table 4.8.3-E

Joint Identification Monument Signs

Ground Sign | Permit Required

A low-profile, ground mounted sign placed on top of a base that serves as a common or collective identification for two or more businesses or other non-residential uses in the same building or development with all of the following: At least two tenants or offices; at least 250,000 square feet of leasable retail space; and at least 500 feet of frontage along the main public right of way of the development. Businesses or storefronts with single identification signs shall not be featured on joint identification signs. Also known as Multi-Tenant Signs.

	Residential Districts	Commercial Districts	Industrial Districts
Count (max.)	-	1 per 500 lineal feet of lot frontage; 3 max	-
Total Sign Face Surface Area (per tenant, per side, per sign)	-	2 tenants on sign: 40 square feet 3 tenants on sign: 35 square feet 4+ tenants on sign: 30 square feet	-
Total Sign Face Surface Area	-	150 square feet per side, per sign	-
Total Sign Height (max.)	-	10 feet	-
Setback (min.)	-	10 feet	-
Allowed Illumination Types	-	Internal; Indirect	-
Minimum Landscaping Radius	-	1' around base per tenant, min. of 5'.	-

Additional Conditions

- Each sign structure shall have two sides, mounted back-to-back, and shall be identical on both sides, including sign faces and copy.
- One main tenant sign face may be exactly twice the height of standard sign faces. All standard sign faces shall be the same height as one another.
- All sign faces shall be the same width as one another and shall be stacked in 1-2 even columns, or shall be perfectly square with signage stacked side-by-side.
- No two businesses on the same joint identification monument sign shall have main entrances further than 500 feet apart.
- No two joint identification monument signs on the same lot or in the same development shall be closer than 250 feet to one another.
- No single business or storefront shall occupy more than one sign face the same side on any individual sign structure.
- No single business or storefront shall be featured on more than one joint identification sign structure.
- If multiple joint identification monument signs are erected, each sign shall be thematically and stylistically identical with the other.
- Signage for 1-2 tenants shall only contain business names, an optional tagline of five words or less, and up to one image of < 20% of the size of the sign face.

Additional Design Requirements for Signage with 3+ Stores

- Signage for 3 or more tenants shall all have the same color of typeface and same background color, but signs may use an individual typeface.
- Signage for 3 or more tenants shall include the name of the tenant and an optional tagline of five words or less, and shall not contain primary or secondary images.
- The development name may be included on signs with 3 or more stores and shall be listed in similar color, size, and font to the store names.
- The area of the development name shall be counted towards square footage maximum of the sign at a rate of 1/2 the square footage.
- Signage for 9 or more tenants in any zone or district shall obtain a conditional use permit from the Board of Zoning Appeals.

Shared Practice Signs *Signage for multiple medical, legal, realty, or other similar offices may display the names, specialties, and certifications, of up to 9 individuals.*

- Shared practice signs shall be limited to 10 square feet per professional name or 50 square feet total, whichever is less.
- All standards are the same as other Joint Identification signs, except that shared practice signs shall all have consistent typeface.
- Shared practice signs shall have one background color and one text color shared among all sign faces with no images, logos, or symbols.

Table 4.8.3-F

Drive-Thru & Drive-In Menus

Ground Sign | Permit Required

Signage installed at a drive through facility listing the services or goods sold by the business, the price thereof, and may include incidental advertising or the business logo.

	Residential Districts	Commercial Districts	Industrial Districts
Count (max.)	-	2 per lot + 12 per Drive-In lot	-
Sign Face Surface Area (max.)	-	50 square feet per sign	-
Total Sign Height (max.)	-	8 feet; no taller than building	-
Minimum Landscaping Radius	-	3' around base or pole(s)	-

Additional Conditions
Signs shall be located on the property to which they refers and shall not be visible from any public right of way.
Signs shall feature digital elements to display the menu of the business.
Signs shall be screened at least 25% with landscaping along the opposite side of the drive-thru. A landscaping plan is required.
If the internal curb closest to the drive-thru sign is closer than the required landscaping radius, the sign shall be landscaped to the curb.
No point of purchase attachments shall be placed upon the signage to advertise specials.
Menu boards in drive-thru lanes shall be skirted to the ground with like materials of the principal structure of the lot.
One preview menu board that shows a menu while a customer is waiting in line is permitted, so long as the screen is 25 square feet or smaller.
Review Screens and Speaker Boxes
Structures that contain a speaker, camera, and/or a screen listing the items ordered by the customer and the order total are permitted.
These structures must be located directly adjacent to the main menu board, no more than 54 inches tall.
Review screens and speaker boxes, if intended to be erected, shall be included on the site plan for the main menu board.
Drive-In Restaurants
Drive-In restaurants, with at least 6 stalls in which food is delivered to a stall, shall be allowed one menu board per stall, with a maximum of 12.
Drive-In restaurants that also feature a drive-thru shall be allowed up to two drive-thru signs in addition to allowed drive-in signs.
Menu boards on stalls do not have a required landscaping radius.
Menu boards on stalls at a Drive-In shall be at least 25% screened from view along the public right of way.

Table 4.8.3-G

Wall Signs

Surface Sign | Permit Required

A three-dimensional or layered construction sign made of painted wood, acrylic, high density urethane, glass, or metal panel (or a high quality equivalent), with painted, carved, or applied letters or individual cut metal letters applied directly against the wall of a building or structure with the exposed face of the sign in a plane parallel to the plane of the wall and not extending more than 18 inches therefrom and which does not project above the roofline or beyond the corner of the building.

	Residential Districts	Commercial Districts	Industrial Districts
Count (max.)	Not limited	Not limited	Not limited
Total Surface Area (max.)	1 square foot per lineal foot of width of the primary facade; not to exceed 100 square feet	1 square foot per lineal foot of width of the primary facade; not to exceed 150 square feet, or, 225 square feet on corner lots with at least 100 feet of lot frontage along each public right of way	1 square foot per lineal foot of width of the primary facade; not to exceed 150 square feet, or, 225 square feet on corner lots with at least 100 feet of lot frontage along each public right of way
Allowed Illumination Types	Internal, Indirect	Internal, Indirect	Internal, Indirect

Additional Conditions

- Each individual wall sign shall count towards the maximum total surface area for wall signs.
- No single building façade shall contain more than 150 square feet of signage. regardless of façade insets, offsets, or angles.
- Any wall signs or artwork bearing a commercial message, whether directly or indirectly, counts towards the maximum surface area.
- Exposed junction boxes, wires, transformers, conduit, raceways, and cabinets with changeable opaque or translucent faces are prohibited.

Table 4.8.3-H

Awning & Canopy Signs

Surface Sign | Permit Required

A three-dimensional or layered construction sign made of painted wood, acrylic, high density urethane, glass, or metal panel (or a high quality equivalent), with painted, carved, or applied letters or individual cut metal letters located on the valance of a shelter supported entirely from the exterior wall of a building which extends over a building feature such as a door or window or a site feature such as a patio, deck, or courtyard.

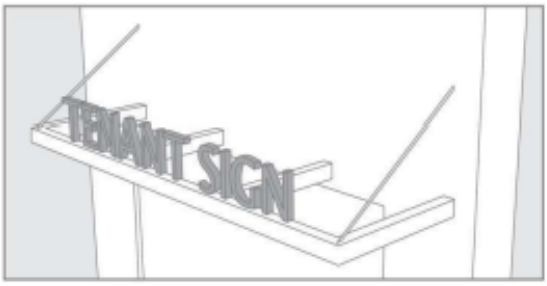
	Residential Districts	Commercial Districts	Industrial Districts
Total Surface Area (max.)	25 square feet total	25 square feet total	50 square feet total
Allowed Illumination Types	Internal, Indirect	Internal, Indirect	Internal, Indirect

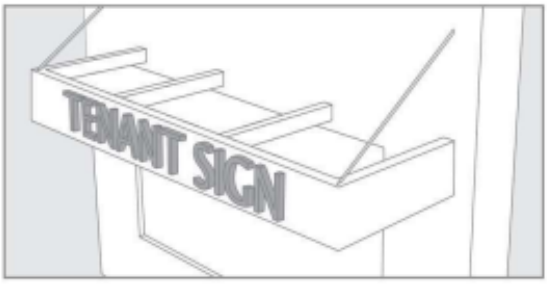
Additional Conditions

- A maximum of two awning signs and two canopy signs are allowed on any lot, with the maximum total combined surface area listed above.
- Exposed junction boxes, wires, transformers, conduit, raceways, and cabinets with changeable opaque or translucent faces are prohibited.
- The lowest point on an awning or canopy signage shall be at least 9 feet from ground elevation and shall be no taller than the principal building.
- Retractable awnings are prohibited from containing signage.
- Awning and canopy signs, except canopy edge signs, shall not extend vertically or horizontally beyond the limits of such structure.

Canopy Edge Signs

- Canopy edge signs shall be placed directly over the main entrance of a business.
- Canopy edge signs shall consist of dimensional letters, numbers, or simple graphic elements.
- Canopy edge signs may be top mounted, face mounted, or mounted beneath, as shown below.





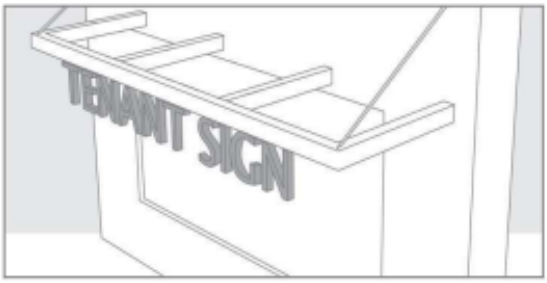


Table 4.8.3-I

Blade Signs

Surface Sign | Permit Required

A low-profile sign attached to and projecting outward from a building face or wall, generally at a right angle to the building. Blade signs may be located entirely or partially in the public right-of-way, or may be located entirely on private property. This does not include 'low clearance' or similar signage that is hanging from a structure for security reasons, which shall contain no commercial message. Also known as *Projecting Signs*.

	Residential Districts	Commercial Districts	Industrial Districts
Count (max.)	1 per lot	1 per lot	1 per lot
Sign Face Surface Area (max.)	25 square feet	25 square feet	50 square feet
Sign Bottom Edge Height (min.)	Minimum of 9 feet	Minimum of 9 feet	Minimum of 9 feet
Sign Top Edge Height (max.)	20 feet, no taller than building	20 feet, no taller than building	20 feet, no taller than building
Allowed Illumination Types	Internal, Indirect	Internal, Indirect	Internal, Indirect

Additional Conditions

- Sign shall be no taller than the building elevation.
- Blade signs shall be fixed and shall not be mounted to chains that allow the signage to move with the wind, and shall not be mounted under a canopy.
- The furthest extent of the sign from the building shall not project more than five feet from the wall that it is attached to.
- Exposed junction boxes, wires, transformers, conduit, raceways, and cabinets with changeable opaque or translucent faces are prohibited.
- A gap of at least 18 inches shall exist between the surface of the building and the closest edge of the face of the blade sign.
- Storefronts that contain blade signs shall not have a monument sign and may only have up to 50 square feet of other surface signage.
- Glass in blade signs shall be used only to such extent and in such manner that no hazard will be created thereby.

Table 4.8.3-J

Window Signs

Surface Sign | Permit Required

A metal leaf, vinyl, painted, etched cut, or sandblasted lettering sign that is applied directly to the interior surface of the glass or door, or a sign located near a window within a building for the purpose of being visible to and read from the outside of the building.

	Residential Districts	Commercial Districts	Industrial Districts
Surface Area Per Window	25% of window surface max.	50% of window surface max.	75% of window surface max.
Total Surface Area (max.)	25 square feet	50 square feet	75 square feet

Additional Conditions

- Peeling, cracking, or faded window signs will need to be replaced within 21 days of official Township notice.
- Window signs shall not be electronic or mechanical. LED signage and rope lights are prohibited.
- Window signs shall not be changeable and shall not display variable messages that are not approved by the Township.
- Window signs shall not be illuminated, except for an "open" sign of six square feet or less, regardless of whether the signage includes a commercial message.
- Total surface area (max.) includes the total area of every window sign per house or business.

Upper Floor Window Signs

- Storefronts with window signs on the first floor shall not have window signs on upper floors.
- Businesses with exterior primary frontage on the upper floors of a building may have window signage following the same requirements as first floor stores.

Table 4.8.3-K

Portable Signs

Temporary Sign | Permit Required

An on-premises sign which is self-supporting, designed to be movable, and not structurally attached to the ground, a building, a structure or another sign, including sandwich board signs, A-frame signs, and other similar sign.

	Residential Districts	Commercial Districts	Industrial Districts
Count (max.)	-	1 per lot or food truck	-
Sign Face Surface Area (max.)	-	12 square feet per side	-

Additional Conditions

- All portable signs are prohibited with the exception of non-illuminated sandwich boards or 'A-frame' signs.
- If signage is single-sided, the back side of the structure shall not be visible to passing motorists or pedestrians.
- Signage shall not block the flow of vehicular or pedestrian traffic and shall not obstruct ADA pathways.
- Copy on portable signs may be handwritten on a chalkboard or dry erase board, or, printed in permanent text.
- The sign frame shall provide stable contact with the sidewalk and shall not have wheels.
- Portable signs must be placed within 10 feet of the storefront's front door or cash register, whichever is closer.
- Stores with permanent ground signs are not eligible to display a portable sign.
- Signage attached to trucks, trailers, shipping containers, and other portable vehicles is prohibited unless items are actively sold out of the vehicle.
- Portable signs shall not have moving parts, projections, lighting or any attention-grabber devices attached to them.
- Portable signs shall not advertise any business other than the primary business that is located within 10 feet of the sign.
- Portable signs shall only be displayed during the open hours of the business, and shall not be displayed before 6:00 A.M or after 10:00 P.M.

Table 4.8.3-L

Temporary Signs

Temporary Sign | Permit Required

A non-illuminated sign that is designed to be quickly installed or easily removed, upon which copy is written and which is mounted to the ground or supported between poles or sticks or fastened to buildings or other structures, or to the wall of a building or structure, that is erected on a temporary basis and removed when the time period has expired. Signage listed upon this Table shall not be located in the public right-of-way and shall be set back at least five feet from all property lines.

General Temporary Signage Guidelines	Residential Districts	Commercial Districts	Industrial Districts
Count (max.)	1 per lot total	1 per lot total	1 per lot total
Sign Face Surface Area (max.)	25 square feet total	25 square feet total	50 square feet total
Total Height From Ground to top of banner (max.)	5 feet	5 feet	5 feet
Duration	7 calendar days	30 calendar days	30 calendar days

General Banner Signage

- Application for renewal must be submitted 3 days prior to the end of the permitted period.
- Each individual temporary sign may be renewed up to two times in a calendar year.
- Each lot may have up to six banner sign permits approved or renewed per year.
- Temporary signs shall not be located within 20 feet of any other temporary sign and shall not be attached to any other signage.

Special Temporary Signage Guidelines

Ballfield Sponsorship *permit required*

- Up to five banner signs, up to 25 square feet each, may be placed on the fence of a ballfield during the season in which the sport is actively played.
- Overall, signage may only be present on the fence for 180 days per year, whether consecutive or non-consecutive.
- Signage may not advertise a business that is located within 100 feet of the ballfield.
- Each sponsor may only advertise upon one banner.
- A permit for Ballfield Sponsorship Signage shall be required for the season. A separate permit is not required for each individual sign.
- Signage shall be from sponsors of the ball club only and shall not advertise the ball club itself.
- Signage shall not obstruct the flow of vehicular or pedestrian traffic and shall not block the required vision triangle for adjacent businesses or pathways.

Holiday Signs and Displays

- Holiday signs with no commercial message are allowed by right on properties in Residential Districts and require no permit.

Seasonal Businesses *permit required*

- One temporary banner advertising a seasonal business may be erected and remain in place for 45 days and may be up to 45 square feet. A permit is required.
- A temporary banner advertising a seasonal business as referenced above may be erected upon the wall of a building and shall not be attached to any other signage.
- Signage shall not obstruct the flow of vehicular or pedestrian traffic and shall not block the required vision triangle for adjacent businesses or pathways.

Construction Signs *permit required*

- Up to five signs related to construction of a site may be permitted for up to 545 days, beginning one week prior to groundbreaking.
- The total area of all construction signs shall not exceed 125 square feet.
- If construction continues for over 365 days, a new permit shall be required. If construction exceeds 545 days, all signage shall be removed.
- Signage shall not obstruct the flow of vehicular or pedestrian traffic and shall not block the required vision triangle for adjacent businesses or pathways.

Coming Soon, Grand Opening, Store Closing *permit required*

- One 'coming soon' sign of up to 25 square feet may be permitted for 30 days prior to the grand opening date of the business.
- If the grand opening is delayed, one extension of 14 days may be granted at the sole discretion of the Zoning Administrator.
- One 'grand opening' sign of up to 25 square feet may be permitted for one day before grand opening and may remain for up to 14 days following grand opening.
- One 'store closing' sign of up to 25 square feet may be permitted for up to 14 days prior to closing.
- Signage shall not obstruct the flow of vehicular or pedestrian traffic and shall not block the required vision triangle for adjacent businesses or pathways.

Model Home & Real Estate Advertising Signs

- Real Estate Advertising Signs are permitted by right and do not require a permit, so long as any individual sign does not remain for longer than 365 consecutive days.
- Developer signage marketing new homes are within a subdivision are permitted by right and do not require a permit, so long as construction of 3 or more homes is ongoing.
- Signage that exceeds the above listed time limits shall require a special permit granted or denied at the sole discretion of the Zoning Administrator.
- Signage shall not obstruct the flow of vehicular or pedestrian traffic and shall not block the required vision triangle for adjacent businesses or pathways.
- No individual sign shall be 45 square feet or greater, nor shall any individual sign be more than 8 feet tall.

Table 4.8.3-M

Placemaking Art Signs

Artistic Sign | ⚠ Trustee Approval Required

A larger projecting, roof, wall, or ground sign that offers an applicant or property owner more freedom with design and materiality to create a highly unique presence for their location. In turn, the design contributes to a diverse visual culture in the Township. This sign is approved outside of the Master Signage Plan requirement and must be approved by the Board of Trustees. The Board shall only consider the first 3 placemaking art sign cases that apply per calendar year. There shall be no appeal when Placemaking Art Signage is denied by the Board of Trustees. Note: Placemaking Art Sign applications shall not be used as a loophole to the other regulations of this Article. The Zoning Administrator is under no obligation to accept an application that does not meet the definition and conditions listed upon this Table.

	Residential Districts	Commercial Districts	Industrial Districts
Conditionally Permitted	Yes	Yes	Yes

Conditions
Signage shall be constructed utilizing creative layers and dimension.
Signage should utilize creative lighting options, unless otherwise stated below.
Signage that does not qualify as 'projecting signage', 'roof signage', 'wall signage' or 'ground signage' may be allowed at the discretion of the Board of Trustees.
Projecting Signage
Projecting signage shall only be placed on the corner of a building of at least two stories.
If projecting signage advertises an individual business, that business shall be entitled to all other signage of which the business is allowed.
Projecting signs may be located entirely or partially in the public right-of-way, or may be located entirely on private property.
The lowest point on projecting signage shall be at least 9 feet from ground elevation.
Roof Signage
Roof signage shall be highly unique and act as a landmark to the subject area.
Roof signage shall consist of channel letters only and shall not utilize standard geometrical cabinets with changeable faces.
Wall Signage (Murals)
Murals that contain commercial messages for an on-premises business shall only do so in an indirect manner.
Murals shall not contain commercial messages, whether directly or indirectly, advertising businesses that are located off-premises.
Murals shall not be illuminated and shall blend with the architectural character of the adjacent areas.
Ground Signage
Ground signage shall not be placed in the public right of way.
Sign Ownership
Applications shall clearly indicate the owner of the sign, who will be responsible for maintaining the sign and sign structure.

F. Prohibited Signage Locations. Signage shall not be installed in any of the following locations:

(1) In any public right of way, utility easement, public park, or other public property, except:

(i) Publicly owned signage, such as traffic control signs or Township owned signage; and,

(ii) Projecting, canopy, and awning signage that are in conformity with all applicable standards of this Resolution;

(2) On any traffic control sign, construction signage, fences, utility poles, street signage, trees, or other natural objects;

(3) On any property without the prior authorization granted by the property owner on which any signage is to be placed;

(4) In any location where the view of approaching and intersecting traffic would be obstructed. No signage shall be located so as to interfere with the safe movement of vehicles or pedestrians entering, leaving, or crossing a public right of way; or

(5) At any location in which the position, shape, or color of the signage may interfere with traffic, obstruct the view of traffic, or be used in such a manner as to interfere with, mislead, or confuse traffic.

4.8.4 – Signage Design, Landscaping, and Illumination Standards

A. Signage Design Standards.

(1) All permanent ground signage shall display the name of the business in text. Primary images displayed on the sign face shall not exceed 20% of the maximum permitted area of the sign face;

(2) All permanent and temporary ground sign faces and cabinets shall be of a square or rectangular shape. This requirement does not apply when individual channel letters are used;

(3) The sign base of monument signage does not count towards the signage height, shall be no more than 24 inches in height, shall be constructed of brick, stone, wood, or visually similar natural materials, and shall feature a consistent width and length from the ground to the base of the signage cabinet or channel letters;

(4) All wall signage and ground signage, with the exception of portable signs, copy boards, and drive-thru menus, shall not contain slogans longer than five words, hours of operation, phone numbers, website addresses, QR codes, prices, sales promotions, or any similar information irrelevant to the identification of the business to passing motorists or pedestrians aside from a primary or secondary image;

(5) Multi-sided signage shall be identical on both sides;

(6) All single-sided permanent signage and structural supports shall be completely enclosed, unobtrusive, blend with the surroundings, and placed at an angle that limits visibility of the reverse sides of the sign; and

(7) On monument signage, a proportionally sized building number or building number range shall be placed in a visible spot on the face of the sign structure or on the sign base and shall not count towards the sign face surface area limit.

B. Signage Landscaping Standards. All permanent ground signage shall be landscaped according to the requirements of the classification tables in section 4.7.4. Additionally, the following requirements apply to all ground signage:

(1) All signage shall be set back from the public right of way far enough to allow for required landscaping.

(2) No landscaping shall be placed in the public right of way.

(3) For signage mounted to a pole or poles, the landscaped radius shall include the area beneath the signage.

(4) The base of all permanent ground signage shall be effectively landscaped with living plant material and with the use of permanent shrubs, groundcover, or other ornamental plantings. Annuals and perennials are permitted in combination with permanent plant materials. The average initial height of the plantings shall be 24" minimum. Exposed foundations must be constructed with a finished material such as brick, stone, or wood, or be screened with evergreens to the top of the anchor bolts.

(5) It shall be at the discretion of the Zoning Administrator whether the landscaping plan included upon a Master Signage Plan sufficiently meets the requirements listed on the table above. Should the Zoning Administrator find that the landscaping plan is not sufficient, an appeal may be made before the Board of Zoning Appeals.

(6) It shall be at the sole discretion of the Zoning Commission whether the landscaping plan included upon a Master Signage Plan within a Planned District sufficiently meets the spirit and intent of this subsection of this Resolution.

(7) Signage shall be maintained in good condition at all times. Action taken upon signage that is not maintained as approved upon the Master Signage Plan is prescribed in section 4.7.6 (A) Signage Maintenance Standards.

C. **Signage Illumination Standards.** The level of illumination emitted or reflected from signage shall not be of intensity sufficient to constitute a demonstrable hazard to vehicular traffic on any public right of way or parking lot from which the signage may be viewed. Signage shall be illuminated by only the following means:

(1) **External.** By a white, steady, stationary light of reasonable intensity, directed solely at the signage and/or otherwise prevented from beaming directly onto adjacent properties or rights of way. Light fixtures shall be screened from view by site grading or evergreen shrubs. No exposed light sources are permitted;

(2) **Internal.** By white interior light of reasonable intensity; or

(3) **Indirect.** Indirect lighting includes "halo" lighting around characters or shapes.

4.8.1 General Provisions

A. Purpose. The purposes of this Section are to:

(1) Regulate signage in a content-neutral manner based on form, placement, and physical characteristics, consistent with First Amendment protections;

(2) Protect public safety by preventing signage that interferes with traffic control devices, sight distance, or pedestrian and vehicular circulation;

(3) Reduce visual clutter and improve corridor legibility through reasonable limits on sign size, height, number, illumination, and location;

(4) Ensure signage is appropriately scaled for on-site identification and wayfinding; and

(5) Support community character and economic reinvestment through clear, predictable, and uniformly applied standards.

B. Applicability.

(1) This Section governs the establishment, installation, alteration, and maintenance of all signage.

(2) This Section applies to all zoning districts and all parcels unless a provision expressly states otherwise.

(3) Permanent signage is permitted only in accordance with an adopted Master Signage Plan, except where expressly exempted by this Resolution.

(4) Routine maintenance and repair that does not alter a sign face, panel, or display surface, or otherwise change the sign's size, height, location, illumination, or structural components, shall not be considered a sign alteration and shall not require plan approval or amendment.

(5) Property owners and authorized agents are jointly and severally responsible for ensuring that all signage remains in compliance with this Resolution.

C. Measurements.

(1) Setbacks. Setbacks shall be measured horizontally from the applicable lot line to the nearest point of the sign structure, including any base, support, frame, or architectural element.

(2) Height. Sign height shall be measured from normal grade to the highest attached component of the sign structure, including all sign faces, cabinets, frames, and decorative elements. Grade changes made solely or primarily to increase sign height shall not be used for measurement.

(3) Area. Sign area shall be calculated as the area of the smallest geometric shape that encloses the entire sign face. For signs consisting of individual letters, symbols, or elements mounted directly to a surface, sign area shall be calculated as the area enclosing all sign components.

D. Zones and Districts. For purposes of this Section, signage permissions shall be determined based on the applicable zoning district and, where a conditional or lawful nonconforming use exists, the type of use lawfully occupying the site, as follows:

(1) Residential Zoning Districts. RER, SUR, and MUR zoning districts. Properties within these districts that are lawfully occupied by non-residential uses shall be subject to the signage standards applicable to the use as permitted by this Resolution.

(2) Commercial Zoning Districts. NBM, AMN, AMC, and AMS zoning districts.

(3) Industrial Zoning Districts. LIT and SLF zoning districts.

(4) GOR District. No signage shall be permitted within the GOR zoning district except

for governmental signs, signs required by law, and gateway monument signs approved in accordance with this Resolution.

4.8.2 Master Signage Plan

A. Requirement and Effect.

(1) A Master Signage Plan shall be required for any lot proposing one or more permanent surface or identification signs.

(2) An approved Master Signage Plan authorizes all signage shown on the plan, and no separate zoning certificate shall be required.

(3) A joint plan may be submitted for unified or commonly maintained developments to establish coordinated signage standards, as determined appropriate by the Zoning Administrator.

(4) The Zoning Administrator shall approve or deny a complete Master Signage Plan application within thirty (30) days of completeness determination. The review period may be extended provided that notice of such extension is issued to the applicant through the Township's permit processing portal.

(5) Written findings shall be issued for any denial.

B. Submittal Requirements. A Master Signage Plan shall include sufficient information to demonstrate compliance with this Resolution, including:

(1) A consolidated site plan showing all existing and proposed signage and relevant site features;

(2) Calculations demonstrating compliance with applicable sign standards;

(3) Design, construction, and illumination details;

(4) Landscaping details for ground-mounted signs; and

(5) Identification of any proposed sign face changes. Replacement or modification of a sign structure shall constitute a new sign.

4.8.3 Signs Permitted by Master Signage Plan

A. Surface Signs.

(1) Applicability. Surface signs, including wall signs, blade signs, and window signs, shall be permitted in all residential, commercial, and industrial zoning districts, subject to approval of a Master Signage Plan, and in compliance with the standards of this subsection and Table 4.8.3-A.

(2) Dimensional Standards. Surface signs shall be subject to the following dimensional standards:

Table 4.8.3-A
Dimensional Standards for Surface Signs

	Combined Area of All Surface Signs
Residential	0.5 square feet per lineal foot of building frontage, max 75 ft^2
Commercial	1 square foot per lineal foot of building frontage; max 150 ft^2
Industrial	1.5 square feet per lineal foot of building frontage; max 225 ft^2

(3) General Standards. All surface signs shall comply with the following:

i. Surface signs shall not include visible wiring, conduit, raceways, transformers, or cabinet-style box signs with changeable faces;

ii. Wall signs and blade signs may be internally, externally, or indirectly illuminated; and

iii. Window signs shall not be illuminated. The following shall be permitted notwithstanding this limitation: One (1) illuminated window sign, not exceeding two (2) square feet in area, operated only during business hours.

B. Directional Signs.

(1) Applicability. Directional signs, including curb cut signs and wayfinding signs, shall be permitted in all commercial and industrial zoning districts, subject to approval of a Master Signage Plan, and in compliance with the standards of this subsection and Table 4.8.3-B.

(2) Dimensional Standards. Directional signs shall be subject to the following dimensional standards:

Table 4.8.3-B
Dimensional Standards for Directional Signs

	Count	Sign Face Surface Area	Total Sign Height Including Base	Setback
Curb Cut	1 per driveway	10 ft^2 per side per sign structure	4 feet maximum	None
Wayfinding	1 per 5 acres; Maximum of 4	50 ft^2 per side per sign structure	8 feet maximum	20 feet

(3) General Standards. All directional signs shall comply with the following:

i. Signs shall be ground-mounted and not mounted on one or more poles;

ii. Signs shall be subordinate in size and placement to permitted identification signage;

iii. Signs shall not function as on-premises identification signage; and

iv. Wayfinding signs shall be permitted only on lots with a minimum lot area of ten (10) acres, or within a development consisting of multiple lots that collectively contain a minimum of ten (10) acres and are under common ownership or common control by a homeowners' association or similar entity.

C. Identification Signs.

(1) Applicability. Identification signs, including single identification signs, joint monument signs, and gateway signs, shall be permitted subject to approval of a Master Signage Plan and in compliance with the standards of this subsection and Table 4.8.3-C. Gateway signs are permitted in all zoning districts. Single identification and joint identification signs are permitted in commercial and industrial zoning districts only.

(2) Dimensional Standards. Identification signs shall be subject to the following dimensional standards:

Table 4.8.3-C
Dimensional Standards for Identification Signs

	Count	Sign Face Surface Area	Total Sign Height Including Base	Setback
Single Identification	1 per 500 lineal feet of lot frontage; Maximum of 2	50 ft^2	8 feet maximum	10 feet
Joint Identification	1 per 500 lineal feet of lot frontage; Maximum of 4	50 ft^2 per tenant; 200 ft^2 total per side per sign structure	12 feet maximum	10 feet
Gateway	2 per development	200 ft^2 total per side per sign structure	16 feet maximum	10 feet

(3) General Standards. All identification signs shall comply with the following:

i. Signs shall be ground-mounted monument style with a solid masonry, stone, concrete, or comparable durable base between eighteen (18) and thirty-six (36) inches in height;

ii. Signs shall be scaled for on-site identification and internal circulation and shall not be designed for long-range visibility;

iii. No business, use, or tenant shall be identified on more than one (1) sign face on the same sign structure, nor on more than one (1) identification sign structure. Identification on any ground-mounted sign, including joint or multi-tenant signs located on a separate lot, shall count toward this limitation;

iv. A business, use, or tenant with an existing nonconforming ground-mounted identification sign shall not establish an additional ground-mounted identification sign unless the nonconforming sign is permanently removed and the site is brought into full compliance with this Section;

v. Identification signs may be internally, externally, or indirectly illuminated;

vi. Tenant names and graphics on joint identification signs shall be displayed on a uniform background and shall be limited to a single, consistent color; and

vii. Tenant sign faces on joint identification signs shall be consistent in dimensions across the sign structure.

viii. Replacement, modification, or alteration of any sign face, panel, or display surface on an identification sign or nonconforming pole or pylon sign shall

require approval of a Master Signage Plan.

ix. Gateway signs shall be permitted only on lots with a minimum lot area of ten (10) acres, or within a development or neighborhood consisting of multiple lots that collectively contain a minimum of ten (10) acres and are under common ownership or common control by a homeowners' association or similar entity.

(4) Landscaping Standards. All ground-mounted identification signs shall incorporate landscaping meeting the following standards:

i. Each sign shall be fully surrounded by a continuous landscaped area with a minimum five-foot (5') radius measured from the outer edge of the sign base, uninterrupted by paving, curbing, edging, or structural elements.

ii. The landscaped area shall consist of living plant materials and shall include, at a minimum, one (1) ornamental tree or multi-stem shrub (6 ft. minimum installed height), three (3) shrubs (30 in. minimum installed height), and groundcover sufficient to achieve full coverage within two (2) growing seasons.

iii. Mulch may comprise no more than forty percent (40%) of the landscaped area. Decorative rock, gravel, artificial turf, and other non-living materials shall not be counted.

iv. Required landscaping shall not be located within sight-distance triangles, clear-vision areas, utility easements, or areas that obstruct pedestrian or vehicular circulation.

v. Landscaping shall be continuously maintained in a healthy and orderly condition. Dead or diseased plant material shall be replaced in the next available planting season. Failure to maintain required landscaping shall constitute a violation of this Resolution.

(5) Changeable Copy Boards. Copy boards that change manually, mechanically, or electronically may be incorporated into a single identification monument sign, subject to the following standards:

i. Electronic copy shall be displayed only against a black background and shall not flash, scroll, move, or otherwise create the appearance of motion;

ii. Changes to displayed copy shall occur no more than once per hour; and

iii. Maximum brightness shall not exceed two thousand (2,000) nits and shall include automatic dimming controls and glare shields equipped with a photocell responsive to ambient light conditions.

iv. The area of the changeable copy board shall count towards the maximum permitted sign face surface area as shown in Table 4.8.3-C.

4.8.4 Signs Permitted Without a Master Signage Plan

A. Governmental and Signs Required by Law.

B. Drive-Thru Order Display Boards. Drive-thru order display boards are permitted only in conjunction with a lawful drive-thru or drive-in use. Such signs shall be set back a minimum of ten (10) feet from all property lines, shall be no taller than 8 feet, and shall not exceed fifty (50) square feet per sign.

C. Portable A-Frame or Sandwich Board Signs. One (1) portable A-frame or sandwich board sign is permitted per lot or per tenant space. Such signs shall not exceed six (6) square feet, shall be non-illuminated, and shall be displayed only during hours of operation and shall be removed from the site at the close of business each day.

D. Temporary Signs. One (1) temporary banner sign is permitted per lot or per tenant space. Such signs shall not exceed six (6) square feet in residential zoning districts or thirty-six (36) square feet in commercial or industrial zoning districts, shall be non-illuminated, shall be set back a minimum of ten (10) feet from all property lines, and shall be displayed for a maximum of 60 consecutive days within a 90-day period.

E. Incidental Signs. Incidental signs are permitted without a Master Signage Plan when accessory to and physically integrated with a lawful on-site use, structure, or equipment. Such signs shall be oriented toward on-site users, and shall be limited to identification, instructional, safety, pricing, or operational information directly related to the associated use or equipment. Incidental signs shall be non-illuminated or illuminated only as an integral part of the equipment and shall not function as general advertising, off-premises signage, or a substitute for signage otherwise regulated by this Article, nor be arranged or combined to create the appearance of a larger sign.

4.8.5 Prohibited Signs

A. Prohibited Sign Types. The following sign types are prohibited in all zoning districts:

(1) Pole signs and pylon signs;

(2) Human-held, worn, or carried signs;

(3) Inflatable signs or inflatable sign devices;

(4) Snipe signs;

(5) Signs that utilize motion, including signs with physically moving parts or mechanical movement;

(6) Improvised, makeshift, or non-permanent signs used or intended for permanent display. This provision includes post-andpanel signs;

(7) Signs utilizing flashing, scrolling, pulsing, moving, or otherwise animated

illumination, except where expressly permitted by this Resolution;

(8) Roof-mounted signs; and

(9) Signs that utilize flexible, exposed, or decorative lighting elements, including rope lights, LED string lights, neon tubing, or similar continuous light sources not enclosed within a sign cabinet or individual channel letters.

B. Prohibited Locations. Signs shall not be installed, displayed, or maintained in any of the following locations:

(1) Within public rights-of-way or on public property, except where expressly authorized by a governmental entity or permitted elsewhere in this Resolution;

(2) On traffic control devices, utility poles, street furniture, fences, trees, other signage, or other objects not designed or approved to support signage;

(3) Without authorization of the property owner or lawful occupant of the premises;

(4) In a manner that obstructs sight distance, interferes with traffic control devices, or creates a hazard to pedestrian or vehicular circulation; and

(5) In a manner that imitates, resembles, or conflicts with official traffic control devices or signage.

Article 7 Glossary of Terms

Sign: Awning or Canopy.

A surface sign integrated into or applied to an awning or canopy that is attached to and supported by a building façade and extends over a door, window, or pedestrian area. The sign area shall be limited to the awning valance or other designated display surface.

Sign: Banner.

A sign that is made of or printed on flexible material like fabric or vinyl and designed to be quickly installed or easily removed, upon which copy is written and which is mounted to the ground, supported between poles or sticks, fastened to buildings or other structures, or to the wall of a building or structure, that is erected on a temporary basis and removed when the time period has expired.

Sign: Base.

The part of a sign that is attached to the ground.

Sign: Blade.

A low-profile sign attached to and projecting outward from a building face or wall,

generally at a right angle to the building.

This term includes a sign that is located entirely or partially in the public right-of-way, as well as a sign that is located entirely on private property, and shall maintain a minimum clearance of eight (8) feet above grade.

Sign: Brightness.

The luminance of an illuminated sign measured in nits (candelas per square meter) at the sign face using a calibrated luminance meter and standard industry practice.

Sign: Cabinet.

An enclosed sign structure or housing that contains one or more sign faces and may include internal illumination, within which lighting components and wiring are concealed.

Sign: Cabinet-Style Box.

A sign constructed as an enclosed cabinet or box with one or more translucent faces where the cabinet itself forms the primary sign body.

Sign: Channel Letters.

Three-dimensional individually cut letters or figures, whether or not illuminated, affixed to a structure.

Sign: Changeable Copy Board.

A portion of a sign designed so that letters, numerals, symbols, or graphics may be changed or replaced manually, mechanically, or electronically without replacing the entire sign structure.

Sign: Clear-Vision Area.

An area of unobstructed visibility required to maintain safe sight distance for vehicular and pedestrian traffic, within which signs, landscaping, structures, or other visual obstructions are limited or prohibited.

Sign: Consecutive Days.

Calendar days counted without interruption, including weekends and holidays.

Sign: Copy.

Any graphic, word, numeral, symbol, insignia, text, sample, model, device, or combination thereof that is primarily intended to advertise, identify, or notify.

Sign: Curb Cut.

A low-profile, ground-mounted directional sign located near a driveway or access point to guide vehicular or pedestrian movement.

Sign: Decorative Element.

A built feature that is part of or attached to a sign structure, including frames, surrounds, piers, columns, decorative towers, capstones, cornices, and similar features. Decorative elements shall be included in the measurement of sign height, setback, and sign area where they form part of the sign structure or sign face boundary. Also known as "Architectural Element."

Sign: Directional.

A sign located on a site and designed, sized, and placed to support internal vehicular or pedestrian circulation, including access drives, parking areas, and internal pathways, and which is subordinate in scale and placement to identification signage on the same site.

Sign: Drive-Thru and Drive-In Menu.

A sign installed in conjunction with a drive-thru or drive-in facility, located to be readable by occupants of vehicles using such facilities, and mounted on a freestanding structure or building surface as part of the site's circulation and service layout.

Sign: Electronic.

A sign that displays images, text, or graphics using electronic, digital, or programmable technology.

Sign: Face.

The area or display surface within a sign that is used for the message. Also known as "Area."

Sign: Face Change.

The replacement or revision of the logos, wording, and symbols included on the front of a sign by means of replacing the physical material, by repainting over the physical material, or by implementation of a similar process. This term includes a change of business name, change in colors, copy, graphics, or visual image that does not require the installation of a new or modified sign board or cabinet. This term does not include reader boards or Changeable Copy Signs.

Sign: Gateway.

A ground-mounted monument-style sign located at the entrance to a Township, planned district, subdivision, development, or industrial park and intended to identify the area or development as a whole.

Sign: Government or Legally Required.

Signs installed by or required under authority of a governmental entity or applicable law.

Sign: Height.

The vertical distance measured from the lowest adjacent grade to the highest point of the sign or sign structure.

Sign: Human.

A sign consisting of a display, panel, or device carried, worn, or physically supported by a person, including signs mounted to clothing, equipment, or handheld supports.

Sign: Identification.

A permanent on-premises sign located on the same lot or development as the use, tenant, or development it is associated with, including single identification signs, joint identification signs, and gateway signs.

Sign: Illumination.

Any artificial means of lighting a sign that makes the sign face or copy visible, including illumination provided by light sources located outside the sign face (external illumination), illumination produced by light sources contained within a sign cabinet, channel letters, or enclosed sign elements (internal illumination), and illumination where the light source is concealed and the sign is visible by reflected light (indirect illumination).

Sign: Incidental.

A small, secondary sign customarily associated with a permitted use, limited in size and placement, and not designed or located to function as the primary identification or dominant signage on a site.

Sign: Inflatable.

Any balloon or object enlarged or inflated which floats, is tethered in the air, is activated by air or moving gas, or is located on the ground or on a building with or without copy or other graphics.

Sign: Joint Identification.

A ground-mounted sign that provides collective identification for multiple tenants or uses within a single development. Also known as "Multi-Tenant Signs."

Sign: Landscaped Area.

The area surrounding the base of a ground sign that must be maintained with ground cover or landscaping. For signage mounted to a pole or poles, the landscaped radius shall include the area beneath the signage.

Sign: Lineal Feet of Building Frontage.

The total horizontal length, measured in feet, of a building façade that directly faces and is visible from a public right-of-way. For corner buildings, frontage along more than one street-facing façade may be aggregated, provided each façade faces a public right-of-way. Building frontage shall not include façades facing internal drives, parking areas, or service courts.

Sign: Lineal Feet of Lot Frontage.

The total horizontal length, measured in feet, of a lot boundary that directly abuts a public right-of-way. For corner or through lots, uninterrupted frontage along more than one public right-of-way may be aggregated. Frontage shall be considered uninterrupted only where the lot boundary is not separated by another lot, outlot, or pad site under separate ownership or control. Frontage along private drives or internal circulation roads shall not be included.

Sign: Long-Range Visibility.

Physical design characteristics intended primarily to make a sign legible from extended distances beyond the immediate site context.

Sign: Master Sign Plan.

A plan submitted by a property owner and maintained by the Township that documents all legal signs that exist on a lot, parcel, or within a development.

Sign: Monument.

A ground-mounted sign supported by a continuous, solid base that is permanently affixed to the ground and constructed of masonry, stone, concrete, or comparable durable materials, where the sign face is integrated into the base and not elevated on exposed poles or pylons.

Sign: Motion.

A sign where the sign, sign structure, or any part of the sign or sign structure physically moves or rotates by mechanical means, including search lights, pennants, streamers, and spinners.

Sign: Normal Grade.

The finished ground elevation adjacent to a sign at the time of installation, excluding any grade changes made solely to increase sign height.

Sign: Off-Premises.

A freestanding sign located on a parcel other than the parcel on which the primary use, activity, or development associated with the sign is located. Such signs function as a principal or accessory use of the parcel on which they are installed and are typically supported by a freestanding sign structure. Also known as "Billboards."

Sign: Per Side Per Sign Structure.

Tables that show a maximum number of square feet allowed "per side per sign" allow the number of square feet shown on each side of each sign. The totals shall not be aggregated to allow a total square footage split between signs and sides of signs.

Sign: Pole or Pylon.

A freestanding sign elevated on one or more poles or pylons such that the primary sign face is raised substantially above ground level.

Sign: Portable.

An on-premises sign which is self-supporting, designed to be movable, and not structurally attached to the ground, a building, a structure, or another sign.

Sign: Primary Façade.

The portion of a frontage that serves as the main access point to a building or building unit, which is used to calculate the approvable surface area of wall signage.

Sign: Public Right-of-Way.

Land dedicated, deeded, or otherwise reserved for public use for streets, sidewalks, alleys, or utilities, including the full width of such area regardless of whether it is improved or maintained.

Sign: Roof.

A sign erected upon, against, or directly above a roof, or on top of or above the parapet of a building.

Sign: Secondary Façade.

Any building façade that does not qualify as the Primary Façade.

Sign: Setback.

The distance in feet from the applicable lot line, or other stated point of measurement, to the closest point on the sign structure.

Sign: Structure.

All components of a sign (other than the sign face copy), including supports, framework, cabinet, decorative elements, and any structural elements used to support or anchor the sign.

Sign: Single Identification.

A low-profile, ground-mounted sign placed on top of a base that advertises one business or storefront only.

Sign: Snipe.

A sign applied to trees, utility poles, supporting structures for governmental signs, bus shelters, benches, trash receptacles, newspaper vending machines or boxes, or any other portable or temporary support device.

Sign: Surface.

A sign mounted flat against or hung from a building façade and which shall not project above the roofline.

Sign: Temporary.

A sign that is not permanently affixed to the ground or a structure, or that is erected for a limited duration as established by this Resolution, and which is removed upon expiration of the authorized time period.

Sign: Tenant Space.

A distinct, leasable portion of a building or site occupied or intended to be occupied by a single business, tenant, or use, and having independent frontage, access, or operational identity.

Sign: Wall.

A surface sign mounted flat against and supported by the exterior wall of a building, where the sign face is parallel to the building façade and does not project above the roofline.

Sign: Wayfinding.

A low-profile, ground-mounted sign used to guide the safe movement of vehicular and pedestrian traffic through the lot of a business or industrial use.

Sign: Window.

A metal leaf, vinyl, painted, etched, cut, or sandblasted lettering sign that is applied directly to the interior surface of the glass or door, or a sign located near a window within a building for the purpose of being visible to and read from the outside of the building.

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

CZC-25-20: The applicant, Colerain Township Zoning Commission, is requesting a Text Amendment to Revise Standards Related to Use-Specific Substandards.

Recommend ADOPTION of the Motion to open the Public Hearing.

Rationale:

The Zoning Commission held a Public Hearing on January 20, 2026 re: a Text Amendment to the Colerain Township Zoning Resolution to amend Article 3 — Use-Specific Substandards and sent the amendment to the Board of Trustees for consideration. A Public Hearing is required before voting on the amendment.

COLERAIN TOWNSHIP ~ OHIO

CZC-25-20
CASE SUMMARY
Zoning Commission

Use-Specific Substandards
Text Amendment

Staff & Hearing Information

Department:	Planning & Zoning
Staff:	David Peters, Zoning Commission Administrator
Hearing Date:	January 20, 2026

Case Information

Case Title:	Use-Specific Substandards
Application Type:	Text Amendment

Application Summary

The proposed action is to initiate a comprehensive text amendment to Article 3 – Land Use Standards of the Colerain Township Zoning Resolution, focused specifically on the review and potential revision of all use-specific substandards. The amendment is intended to function as a structured, use-by-use evaluation of requirements that regulate the operational characteristics, site expectations, and performance standards of individual land uses across the Township.

This initiation authorizes staff to proceed with a detailed review of existing use-specific substandards and to prepare recommended amendments that may include targeted clarification, reorganization, consolidation, modernization, and potential removal of outdated or redundant provisions. The proposed action is not limited to a single use category, but rather establishes an intentional framework for systematically evaluating each use type regulated under Article 3 to confirm that standards remain current, proportionate, enforceable, and consistent with contemporary development practices.

As drafted, the intent of this initiative is to ensure that use-specific substandards:

- remain appropriately tailored to the scale and potential impacts of each use,
- are internally consistent across similar land uses,
- are clearly written and administrable by staff,
- align with the Township's Comprehensive Use Permissions Table, and
- avoid unnecessary regulatory complexity while still maintaining predictable, defensible standards.

This amendment also modifies Table 3.1.4-A to reflect updated substandards, adds limited permissions to clarify mixed uses, updates a small number of definitions to remove incorrect cross references, removes and fixes formatting and numbering issues.

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 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

COLERAIN TOWNSHIP ~ OHIO

CZC-25-20

STAFF REPORT

Zoning Commission

Use-Specific Substandards
Text Amendment

Staff & Hearing Information

Department:	Planning & Zoning
Staff:	David Peters, Zoning Commission Administrator
Hearing Date:	January 20, 2026

Case Information

Case Title:	Use-Specific Substandards
Application Type:	Text Amendment

Proposed Action

The proposed action is to initiate a comprehensive text amendment to Article 3 – Land Use Standards of the Colerain Township Zoning Resolution, focused specifically on the review and potential revision of all use-specific substandards. The amendment is intended to function as a structured, use-by-use evaluation of requirements that regulate the operational characteristics, site expectations, and performance standards of individual land uses across the Township.

This initiation authorizes staff to proceed with a detailed review of existing use-specific substandards and to prepare recommended amendments that may include targeted clarification, reorganization, consolidation, modernization, and potential removal of outdated or redundant provisions. The proposed action is not limited to a single use category, but rather establishes an intentional framework for systematically evaluating each use type regulated under Article 3 to confirm that standards remain current, proportionate, enforceable, and consistent with contemporary development practices.

As drafted, the intent of this initiative is to ensure that use-specific substandards:

- remain appropriately tailored to the scale and potential impacts of each use,
- are internally consistent across similar land uses,
- are clearly written and administrable by staff,
- align with the Township's Comprehensive Use Permissions Table, and
- avoid unnecessary regulatory complexity while still maintaining predictable, defensible standards.

This amendment also modifies Table 3.1.4-A to reflect updated substandards, adds limited permissions to clarify mixed uses, updates a small number of definitions to remove incorrect cross references, removes and fixes formatting and numbering issues.

Case Summary & History

The Colerain Township Zoning Resolution was originally adopted on November 22, 1994, establishing a comprehensive framework for land use regulation, development review, and zoning administration. Since adoption, the Zoning Resolution has been updated periodically in response to operational needs, community expectations, legal standards, and changes in development patterns.

Most recently, the Township completed a comprehensive update to the Zoning Resolution on October 10, 2024. That update included significant modernization efforts, including revisions to the Comprehensive Use Permissions Table and targeted updates within Article 3 and other sections of the Resolution. However, as part of the 2024 comprehensive update process, the majority of existing use-specific substandards in Article 3 were intentionally left in place to preserve continuity and to allow time for more deliberate review.

As a result, Article 3 currently contains a mix of standards adopted at different times and under different regulatory approaches. In practice, some substandards are highly detailed or prescriptive, some rely on outdated terminology or

development assumptions, and others provide limited guidance for consistent interpretation during staff review.

Proposed Section(s) to Amend

Primary Area of Amendment: Article 3 – Land Use Standards (Use-Specific Substandards).
The proposed amendment is intended to include a comprehensive evaluation of use-specific substandards within Article 3 that establish operational, site development, and performance expectations for specific land uses.

Article 7 - Glossary of Terms

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

Support for Zoning Resolution Modernization Initiatives

Staff finds that the proposed action directly advances the Comprehensive Plan's stated goal to modernize the Zoning Resolution to better reflect the visions and recommendations of Imagine Colerain. This amendment initiation establishes the next logical step following the Township's broader modernization efforts by addressing the internal quality, structure, and relevance of remaining Article 3 use-specific standards, which have historically evolved at different times and under varying regulatory approaches.

Support for Business Retention and Attraction

Staff finds that improving the clarity, proportionality, and reliability of use-specific land use standards supports the Comprehensive Plan's economic development objective to establish a regulatory framework that fosters a business-friendly environment. A more coherent and modernized set of Article 3 performance standards is expected to reduce unnecessary friction, support reinvestment in existing commercial areas, and reinforce the Township's ability to respond to emerging business types while maintaining appropriate operational controls.

Encouragement of Redevelopment and Reuse

Staff finds that the amendment supports adopted Comprehensive Plan priorities for repositioning underutilized properties and supporting redevelopment outcomes by ensuring use-specific standards are current and appropriately scaled. Modern, internally consistent substandards help establish clearer redevelopment expectations and reduce regulatory barriers that can unintentionally discourage reinvestment or adaptive reuse of older commercial and mixed-use sites.

Staff Recommendation

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

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

David Peters, Senior Planner

Staff & Hearing Information

Department:	Planning & Zoning
Staff:	David Peters, Zoning Commission Administrator
Hearing Date:	January 20, 2026

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Current Zoning Text

3.2.1 Agricultural & Animal Keeping

A. Applicability. This section applies to the raising or keeping of animals for agricultural purposes, as defined by Ohio Revised Code §519.01. Agricultural uses that qualify for exemption under ORC §519.21 are not subject to zoning regulation except as permitted under applicable exceptions for platted subdivisions. The following standards apply to all non-exempt properties and any property seeking to keep animals not protected by agricultural exemption.

B. Subdivision Exceptions. In accordance with ORC §519.21:
(1) Agricultural uses are prohibited on lots smaller than one acre and located within a platted subdivision.
(2) On lots between one and five acres within a platted subdivision where 35 percent or more of the lots are developed, the keeping of animals for agricultural purposes may be regulated by the Township and is subject to this section.
(3) Adjacent parcels under the same ownership may be combined to meet acreage thresholds, provided the parcels are contiguous and recorded as such.

C. Animal Keeping Standards.
(1) Minimum Lot Size.
(i) No animals for agricultural purposes shall be kept on lots smaller than one acre. This provision does not apply to chickens, quails, or bees.
(ii) Acreage shall be rounded down and cannot be fractioned except where expressly permitted by this Section.
(iii) A maximum of six chickens is allowed on properties smaller than one acre, so long as the other requirements of this Resolution are met. For each additional half acre, three additional chickens are permitted.
(iv) Roosters are prohibited.
(v) Chickens shall be housed in a secure, enclosed coop and run, situated in the rear yard and set back a minimum of 20 feet from all property lines and 50 feet from the principal dwelling building of all adjacent properties.

(2) Small Livestock (e.g., goats, sheep, ducks, turkeys, geese, guinea fowl, and similar animals as determined by the Zoning Administrator).
(i) Permitted only in the Rural Estate Residential (RER) Zoning District.
(ii) No more than four small livestock per acre, up to a total of twelve animals per property.
(iii) All animals shall be enclosed within a fenced pasture or structure located at least 100 feet from all property lines.

(3) Large Livestock (e.g., horses, cows, alpacas, llamas, donkeys, mules, bison, and similar animals as determined by the Zoning Administrator).
(i) Permitted only in the Rural Estate Residential (RER) Zoning District.
(ii) Minimum lot size shall be five acres.
(iii) No more than three large livestock animals per 5 acres, with a maximum of six large animals per property.
(iv) Barns or stables shall be located at least 100 feet from all property lines.

(v) Permitted on lots of one acre or more in any zoning district.
(vi) No more than two hives are permitted per acre, with a maximum of six hives per property.
(vii) Hives shall be located in the rear yard and set back a minimum of 100 feet from all property lines.

D. General Requirements.
(1) All animals shall be securely contained within the property boundaries by approved fencing or enclosures appropriate to the animal's size and behavior.
(2) Manure and waste shall be managed in a manner that prevents runoff, odor, and attraction of pests. Manure shall not be stored within 100 feet of any property line or waterway.
(3) Animal enclosures shall be maintained in a clean, sanitary condition and inspected regularly for structural integrity.
(4) Properties shall implement reasonable pest control practices to limit the presence of flies, rodents, and other nuisances.

E. Household Pets. This section does not apply to indoor household pets such as domesticated dogs, cats, and similar animals typically kept inside a home. Exotic or prohibited species, as regulated by local, state, or federal law, are not permitted.

F. Zoning Certificate Required. A valid Zoning Certificate must be obtained for the construction of any structure related to the keeping of animals, including but not limited to coops, barns, sheds, and fencing, unless otherwise exempt under Section 6.3.2 of this Resolution.

G. Nonconforming Uses. Existing animal-keeping activities that exceed the limits of this section may continue as legal nonconforming uses, subject to the provisions of Article 5 of this Resolution.

3.2.2 Commercial Kennel

A. Minimum lot area. There shall be a minimum lot area of 5 acres required for commercial kennels.

B. Minimum setbacks. All structures other than fences, exterior storage, refuse, or supplies associated with commercial kennels shall provide a setback that is a minimum of 100 feet from all lot lines.

3.2.3 Pet Services and Daycare

3.2.4 Riding Stable

A. Minimum setbacks. All buildings, exterior storage, refuse, and supplies shall be set back a minimum of 100 feet from all lot lines.

B. Limit on the number of animals. A maximum of one animal unit shall be allowed per acre for a given property.

3.2.5 Veterinary Facility

A. Minimum setbacks. All structures, exterior storage, refuse, or supplies shall be set back a minimum of 100 feet from all lot lines.

3.3.1 Adult Group Facility - Small

3.3.2 Adult Group Facility - Large

3.3.3 Child Group Facility

A. Applicability. Except as expressly permitted under section 5119.34 of the Ohio Revised Code, the standards contained in this section shall apply to Group Homes for Children, Adult Group Homes, and Adult Family Homes in a uniform manner and must be in accordance with Section 2967.14 and Section 3722 of the Ohio Revised Code.

B. Allowed districts. Shall only be permitted in the MUR Multi-Unit Residential district.

C. Building character. All buildings in which this use is established shall be residential in character.

D. Dwelling unit designation. Each dwelling unit in which a Halfway House or Community Residential Center is established shall be deemed to be a separate Halfway House or Community Residential Center.

E. Spacing requirements. A Dwelling Unit in which a Halfway House or Community Residential Center is established shall not be closer than 600 feet to the next closest Dwelling Unit used as a Halfway House or Community Residential Center.

F. Proof of permitting and code compliance. The Colerain Township Planning and Zoning Department, Code Department, Police Department, and Fire Department shall have the ability to request the custodial contract permitting the Halfway House or Community Residential Center for each individual resident. The owner/operator of a Halfway House or Community Residential Center must be able to provide proof that building and fire codes are adequately met and maintained. If the owner/operator is unable to provide this documentation within 14 days, the Zoning Administrator shall have the ability to revoke the Zoning Certificate granting allowance for the Halfway House or Community Residential Center. Township Staff shall have the ability to, upon request, inspect the interior of the property for compliance.

G. Violations. Any violations to the Colerain Township Zoning Resolution, including the inability to provide proof of documentation, shall be subject to penalties as described in Article 5: Violations and Penalties.

3.3.4 Conservation Development

A. Applicability. Conservation developments provide for and encourage flexible and creative development techniques aimed toward providing a healthy and safe, natural, and built environment. The development of this use is encouraged within the Colerain Township Comprehensive Plan to conserve and protect the natural environment and rural character of the Township.

B. Property requirements. Conservation developments are subject to the following:
(1) Conservation developments are permitted where the subject lot(s) contains a minimum of 20 contiguous acres, not separated by a road or other right-of-way prior to development;
(2) The development owner(s) must own in fee simple or have an option to purchase all lands within the conservation development;
(3) Any lawful ownership arrangement including, but not limited to, fee simple lots is permitted is allowed in an conservation development; and
(4) The arrangement of dwelling units shall comply with all development standards contained in the applicable zoning district or as modified in this Subsection.

C. Maximum allowed density. The maximum number of housing units allowed in conservation developments is determined using the minimum lot area required in the zoning district and is calculated per the following:
(1) Maximum allowed density = TSA / MLA x 90%. When this formula produces a fractional value, the output shall be rounded to the nearest whole number.
(2) TSA = Total site area in acres, excluding any area within existing public right-of-way or land that is subject to an existing conservation easement. The total site area also does not include any area occupied by lakes or ponds that are greater than 1 acre in size.
(3) MLA = Minimum lot area in acres required in a given zoning district. For areas subject to the Hillside Development Overlay regulations, the density calculations in this Resolution shall apply.
(4) % is the factor to account for public or private right-of-way required in a development.

D. Allowable uses.
(1) The uses allowed in conservation developments are those permitted uses listed in the applicable zoning district.
(2) Multi-unit dwellings are prohibited in conservation developments.

E. Private roads allowed. Private roads connecting one residence to another and/or for means of ingress and egress for a conservation development are allowed, subject to the following conditions:
(1) The private roads shall be designed and constructed to meet Hamilton County Engineering requirements for design, materials, and construction.
(2) The length, location, distance, and other relevant siting factors must comply with all Hamilton County requirements for subdivision roads.

F. Modifications to area and height regulations.
(1) Minimum lot area requirements contained in the applicable zoning districts are modified in conservation developments to provide for required open space and allow for flexibility in design. Unless specifically modified hereunder, area and height regulations contained in the applicable zoning district apply.
(2) Lot area requirements. Dwelling units in conservation developments are not required to be on individual lots and there are no required minimum lot sizes. However, when lots are included in a development plan, such lots shall be of sufficient size and shape to accommodate dwelling units in compliance with the spacing and yard requirements defined herein.
(3) Minimum yard depths and setbacks. Individual buildings within an conservation development shall be subject to the applicable minimum setback requirements provided in Article 3 of this Resolution.

Type of Standard	**Requirement**
Principal Buildings	

Type of Standard	Requirement
Setback from Internal Roadways (min.)	15 feet
Setback from Township or County Roads (min.)	35 feet
Setback from Boundary Lines of Conservation Development (min.)	50 feet
Separation between the Rear Elevations of Two Principal Buildings (min.)	60 feet
Separation between the Front Elevation of a Principal Building and the Rear Elevation of a separate Principal Building (min.)	60 feet
Separation between the Side Elevations of Two Principal Buildings (min.)	20 feet
Accessory Buildings and Uses	
Setback from any Lot Line (min.)	10 feet

G. Sewage disposal. Conservation developments shall be served by individual or public sewage disposal structures consistent with applicable State or County regulations. Individual sewage disposal systems shall comply with all applicable regulations of the Hamilton County General Health District and may be located within the required open space.

H. Required protection of natural areas in conservation developments. For all conservation developments:
(1) Wetlands found within a site proposed to be developed shall remain in a natural state. No on-site or off-site mitigation of wetland alteration or destruction, temporary or permanent, shall be permitted.
(2) Areas with a natural slope of 20% or more shall be undisturbed. No on-site or off-site mitigation of sloped area alteration or destruction, temporary or permanent, shall be permitted.

I. Mandatory open space requirements. All conservation developments shall include a minimum of 50% of the total site acreage as required open space. In a phased development, open space shall be provided in a proportional manner with the development area (e.g., if a 100-acre site is to be developed in two phases of 50 acres each, then 25 acres of open space – being 50% of the first phase – shall be provided with the first phase; the other 25 acres shall be provided in the second phase). The following areas shall not count toward the minimum open space requirements:
(1) Private roads, public roads, and associated rights-of-way;
(2) Public or private parking areas, access ways, and driveways;
(3) Required setbacks between buildings, parking areas, and project boundaries;
(4) Required setbacks between buildings and streets;
(5) Required minimum spacing between buildings and parking areas;
(6) Private yards, including front, back, sides;
(7) Land that is subject to preexisting conservation easements or similar limitations on development; and
(8) Above-ground buildings, pipes, apparatus, and other equipment for community or individual septic or sewage disposal systems.

J. Use of required open space. Open space shall be designed and intended for the use and/or enjoyment of residents of the proposed development and the general public. Areas designated for required open spaces shall be preserved in their natural state except for the following:
(1) They are designated to be utilized for farming when authorized in a conservation easement or in a homeowner's association's covenants and restrictions; or
(2) They are designated to be used for underground drainage fields for individual or community septic systems or other underground components of on-site septic systems. Other components of on-site sewage disposal septic systems that extend above grade and are visible may not be within required open space. Easements shall be required to enable the maintenance of these facilities; or
(3) They are designated to be utilized as wet or dry stormwater management ponds or basins. These ponds or basins may be located partially or entirely within the required open space. Easements shall be required to enable the maintenance of these facilities; or
(4) They are designated to be used as active recreation areas designed and intended for the use and/or enjoyment of residents of the development, or the public. These active recreation areas shall be located in areas with the least impact on natural amenities and wildlife habitats, shall be of a useable size and shape for the intended purpose, and shall be limited to 20% of the total acreage devoted to required open space. Such uses shall not include structures under a roof.

K. Reclamation of disturbed open space. Any areas to be designated as required open space that are disturbed during construction or otherwise not preserved in their natural state shall be landscaped with vegetation which appeared in those

respective areas of the required open space immediately prior to being disturbed during construction or otherwise not preserved in their natural states.

L. Future subdivision and development of open space.
(1) All required open space shall be restricted from further subdivision or development by deed restriction, conservation easement, or other agreement in a form acceptable to Colerain Township and duly recorded in the office of the Hamilton County Recorder.
(2) Subject to permanent restrictions as set forth above, required open space in conservation developments shall be owned by a Homeowners Association, Colerain Township (with its consent), a land trust or other conservation organization recognized by Colerain Township, or by a similar entity. The ownership of common open space that is on a single-parcel development may be retained by the sole owner of the development.
(3) Required open space may be held by the individual members of a Homeowners Association as tenants-in-common or may be held in common ownership by a Homeowners Association, Community Association, or other similar legal entity.
(4) To obtain Township approval of the ownership of open space and common areas, the association must submit documents with the development plan showing that the association's bylaws and/or code of regulations require that membership in the association shall be mandatory for all purchasers of lots in the development. Such documents must also require that the association shall be responsible for maintenance, control, and insurance of all common areas, including required open space.

M. Conservation easements. With the permission of Colerain Township, the owner(s) of required open space may, in accordance with provisions of Section 5301.67 - .70 of the ORC, grant or transfer a conservation easement to any entity described in Section 5301.68 of the ORC, provided that the entity and the provisions of the conservation easements are acceptable to Colerain Township. When a deed restriction is proposed as the method of restricting further subdivision of land designated as open space, Colerain Township shall be named as a party to such deed restrictions with approval authority over any changes thereto. The conveyance must contain appropriate provision for assignment of the conservation easement to another entity authorized to hold conservation easements under Section 5301.68 of the ORC, in the event that the original grantee becomes unwilling or unable to ensure compliance with the provisions of the conservation easement.

N. Development plan submission requirements.
(1) All proposed conservation developments shall provide a site analysis and a development plan to document compliance with all requirements of this Subsection.
(2) A site analysis and development plan together with any required application forms shall be transmitted in a form and number as prescribed by the Zoning Commission.
(3) The site analysis and development plan shall be submitted to and reviewed by the Zoning Administrator in the manner described herein.

O. Review of conservation developments. Within 10 days after receiving an application, site analysis, and development plan, the Zoning Administrator shall review submitted material to determine that the application includes all the items required in this Subsection. If the application is deemed complete and the application fee is paid, the Zoning Administrator shall officially accept the application on that date. Review of the proposed conservation development shall be accomplished in coordination with review procedures and requirements of all government agencies with jurisdiction over the development, and in the following manner:
(1) Distribution of submitted material. Once the application is determined to be complete, the Zoning Administrator shall distribute copies of submitted materials to Colerain Township's legal counsel and appropriate Colerain Township administrative departments, and to such other regulatory agencies that have statutory authority to subsequently review and comment on any aspect of the development, including but not limited to, the Hamilton County Regional Planning Commission, the Hamilton County General Health District, the Hamilton County Engineer, the Hamilton County Public Works Department, the Ohio Environmental Protection Agency, FEMA, U.S. Army Corps of Engineers, consultants retained by the Township, and Board of Township Trustees.
(2) Review by Zoning Administrator. Within 45 days after the date that a complete application is made, the Zoning Administrator shall review materials submitted and approve the application or deny approval of the application.
(3) Zoning Administrator approval. The Zoning Administrator may approve the application and proposed development plan based upon a determination that the proposed plan complies with the standards set forth in this Resolution.
(4) Zoning Administrator denial of approval. The Zoning Administrator may deny approval of the application and proposed development plan. The decision to deny the application shall include a written description of specific changes required for the proposed plan to conform to the requirements of this Subsection. A decision to deny the application and proposed development plan may be appealed to the Board of Zoning Appeals in accordance with the applicable provisions of Section 6.5 – Quasi-Judicial Applications.

P. Time limits. The development plan shall be valid for 2 years. If the applicant has not begun construction within the 2 years, the development shall be voided and any new development shall require a new application for approval.

Q. Amendments to an approved conservation development.
(1) After a conservation development has been approved, adjustments, or rearrangements of buildings, parking areas, entrances, heights, or yards may be requested.
(2) Changes, as defined herein, are allowed, and may be approved by the Zoning Administrator, provided such requests conform to applicable standards provided in this Subsection.

(3) Amendments shall require the submittal of a revised development plan to the Zoning Administrator. The Township may establish a minor resubmittal fee as part of their adopted fee schedule.

3.3.5 Dwelling - Multi-Unit

A. Restrictions in SUR zone. Multi-Unit Dwellings within the Single Unit Residential (SUR) Zone shall be subject to the following standards:
(1) There shall be a maximum of 4 units per structure.
(2) Each unit shall have a separate exterior entrance.
(3) Individual dwelling units shall be attached by a common wall.
(4) No part of a parking area shall be closer than 5 feet to the side and rear lot lines unless the parking area is adjacent to a residential district where it shall be set back at least 50 feet from the property line adjacent to the residential district.
(5) Setbacks around all parking areas shall be landscaped with grass and planting areas and shall be well maintained.
(6) Accessory Dwelling Units (ADU) are prohibited on multi-unit lots.

3.3.6 Dwelling - One Unit

3.3.7 Dwelling - Two Unit

3.3.8 Dwelling - Upper Floor

3.3.9 Institutional Housing

A. Maximum density. The maximum density of institutional housing shall be 7 dwelling units or 7 beds per acre, whichever is less.

B. Limit on units and beds. Within a residential zoning district, there shall be a maximum of 21 dwelling units or beds per site of institutional housing.

C. Minimum setbacks. For institutional housing uses:
(1) All buildings shall be setback 50 feet from all lot lines.
(2) Parking areas shall provide a setback that is a minimum of 50 feet from property lines adjacent to a residential district. Parking areas that are not adjacent to a residential district shall be setback a minimum of 5 feet from side and/or rear lot lines.

D. Qualifications for institutional housing. All units shall be rented or sold to the elderly or people with disabilities to qualify as institutional housing. Mixed development, such as a retirement village with some independent living, shall be built under the multi-household dwelling regulations or as part of a Planned District.

3.3.10 Permanently Sited Manufactured Home

A. Applicability of zoning requirements. Permanently sited manufactured homes shall be permitted where they meet the following provisions:
(1) They meet the definition of a permanently sited manufactured home; and
(2) They comply with all zoning requirements of a single-family dwelling in the applicable zoning district.

B. Prohibited structures. Travel trailers, park trailers, and mobile homes, as defined in Section 4501.01 of the ORC, and that do not qualify as a permanently sited manufactured home shall be prohibited.

3.4.1 Automotive Body Repair

A. Enclosure required. An automotive body repair use, where allowed, shall operate all activities related to the use within a completely enclosed structure.

3.4.2 Automotive Fuel Service

A. Development standards. Automotive fuel services shall be subject to the following:
(1) All fuel pumps and service islands shall meet the site development standards of the applicable zoning district.
(2) The outermost edges of all protective canopies shall comply with all yard and setback requirements of the applicable zoning district.

B. Minimum setbacks. Where a proposed fuel pump or service island abuts a lot with a dwelling, the minimum setback shall be 50 feet from such abutting lot lines.

3.4.3 Automotive Recycling Facility

3.4.4 Automotive Sales or Rental

A. Minimum lot size. The minimum lot size for an automotive sales or rental use is 5 acres.

B. Sales office building required. A sales office building must be located on the same lot as the automotive sales or rental use, having a minimum floor area of 1,000 square feet, and being built on a permanent foundation to commercial building standards.

C. Parking surface standards. All vehicles must be parked on a solid paved surface of concrete or asphalt with perimeter curbing, buffering, landscaping, parking lot striping, and other similar aesthetic and/or safety requirements.

D. Inoperable and junk equipment prohibited. Inoperable or junk motor vehicles, boats, recreational vehicles, and trailers are not permitted on site. All repair and detailing beyond washing shall be completed in an enclosed building or off site.

E. Parking standards apply. Parking for the display of vehicles for sale or lease must conform to the standards for off-street parking as provided in Section 4.7 – Parking, Loading, and Circulation. Parking provided to meet the requirements of Figure 4.7.5-A – Sight Triangle shall not be used for parking display vehicles for sale or lease.

3.4.5 Automotive Service

3.4.6 Automotive Wash

3.5.1 Alternative Financial Service

A. Township-wide limitation on the number of such uses. The number of alternative financial service uses operating within the township shall not exceed 1 such use per 10,000 inhabitants residing in the township. The applicant of a Zoning Certificate for an alternative financial service shall demonstrate that the issuance of an approved Zoning Certificate would not increase the number of alternative financial services uses operating within the township at the time of application above this threshold and may rely on the most recent decennial census.

B. Minimum separation required.
(1) Alternative financial services shall not be located within 1,000 feet from any lot containing a separate alternative financial service.
(2) Alternative financial services shall not be located on lots that are less than 200 feet from any lot within a residential zoning district.

3.5.2 Art Studio or Classroom

3.5.3 Bank or Financial Institution

3.5.4 Bar, Micro-Brewery, or Micro-Distillery

A. Minimum setbacks. This use may be allowed in the Neighborhood Mixed (NBM) Zone when there is a minimum setback of 50 feet from all lot lines that are adjacent to a residential zoning district. Such a setback shall apply to all parking areas and structures, except fences.

3.5.5 Brewery or Distillery

3.5.6 Broadcasting & Streaming Studio

3.5.7 Cannabis Dispensary

A. Applicability. This section applies to any Cannabis Dispensary operating in accordance with Ohio law. All such dispensaries shall be licensed by the State of Ohio and shall comply with all applicable state and local regulations.

B. Operation type.
(1) Medical and non-medical dispensaries may conditionally operate in all Avenue Mixed zoning districts of Colerain Township.
(2) Dispensaries shall not be permitted in Planned Districts or any overlay districts.

C. Hours of operation. Dispensary operations shall be permitted only between the hours of 9:00 a.m. and 9:00 p.m.

D. Dispensary quantity restriction. Only 1 Cannabis Dispensary shall be allowed per every 25,000 residents in Colerain Township. This population base will be determined based on recent, official population records available to the Township at the time of the determination, and without reference to the 10-year Census Bureau update.

E. Development agreement required. Every Cannabis Dispensary operator shall be required to enter into a Development Agreement with Colerain Township as a condition to conditional use zoning approval. No Cannabis Dispensary shall obtain a zoning permit from Colerain Township's Planning and Zoning Department until a Development Agreement has been executed between the dispensary operator and the Township. The Development Agreement will outline expectations for design, public improvements, compliance assurances, and any other terms necessary to promote long-term alignment with Township objectives, and the public health, safety and general welfare.

F. Buffer required.
(1) No Cannabis Dispensary shall be located within 750 feet of the boundaries of a parcel containing a school, church, public library, public playground, or public park.
(2) There shall be a minimum distance of 750 feet between cannabis dispensaries.

G. Signage requirement. The applicant must complete a Master Sign Plan that complies with the requirements listed in Section 4.8 of the Colerain Township Zoning Resolution. The Master Sign Plan shall be submitted as part of the conditional use application. Window signs, portable signs and temporary signs are prohibited upon the site.

H. Outdoor displays and storage. No cannabis paraphernalia or product advertisements shall be visible from the building exterior, including through windows or on any exterior surfaces.

I. Site readiness requirements. Prior to the commencement of any new use or occupancy of a site, the following requirements shall apply to ensure zoning compliance and visual consistency throughout the Township:
(1) Façade compliance. A business shall not occupy an existing building unless the building undergoes a complete façade renovation, where applicable, to bring the exterior appearance into full compliance with the current zoning resolution.
(2) Parking lot compliance. The existing parking lot shall undergo complete renovation, where applicable, to meet the design, surfacing, landscaping, and dimensional standards of the current zoning resolution.
(3) Signage compliance. All nonconforming signage on the lot shall be permanently removed prior to the opening of the business. All new or replacement signs shall comply fully with the signage standards of the current zoning resolution.

3.5.8 Contractor Services & Supply

A. Enclosure required for certain zoning districts. Contractor or construction sales uses may only be allowed in the Avenue Mixed – North (AMN) District, the Avenue Mixed – Central (AMC) District, and the Avenue Mixed – South (AMS) District when all activities related to the use are located within a completely enclosed structure.

3.5.9 Day Care Facility

3.5.10 Distribution Facility

3.5.11 Entertainment Venue

3.5.12 Event Venue

3.5.13 Fireworks Manufacturing

3.5.14 Fireworks Retail Sales

3.5.15 Funeral & Memorial Service

A. Minimum setbacks.
(1) Generally, no part of a parking area associated with funeral services shall be closer than 5 feet to a side and/or rear lot line unless it is adjacent to a residential zoning district.

(2) Parking areas associated with funeral services shall be set back at least 50 feet from any property lines adjacent to a residential zoning district.

3.5.16 Greenhouse & Nursery

3.5.17 Health & Fitness Venue

3.5.18 Heavy Industrial

A. Conditional use review. The Board of Zoning Appeals may hear and conditionally permit heavy industrial uses in the Light Intensity Industry (LIT) District pursuant to this Resolution.

B. Conditions required for approval. As part of the conditional use review for heavy industrial uses, the Board of Zoning Appeals may require the installation, operation, and maintenance, in or in connection with the proposed use, of such devices and methods of operation as may, in the opinion of the Board, be reasonably required to prevent or reduce odor, dust, smoke, gas, noise or similar nuisances, and may impose such conditions regarding the extent of open space between it and surrounding properties as will tend to prevent or reduce the injury which might result from the proposed use to surrounding properties and neighborhoods.

3.5.19 Hotel or Motel

3.5.20 Laboratory

3.5.21 Light Industrial

3.5.22 Fabrication Retail

3.5.23 Massage Parlor

3.5.24 Medical Office or Clinic

3.5.25 Mobile Food Vendor

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 = ½ acre, three (3) on parcels > ½ 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 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 to Thursday: 7:00 a.m. – 11:00 p.m.
(2) Friday to Saturday: 7:00 a.m. – 12:00 a.m.
(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.

3.5.26 Off-Premises Sign

A. Zoning certificate required. A Zoning Certificate shall be required for off-premises signs.

B. Additional or accessory uses prohibited. Off-premises signs shall not be located on a lot that contains another principal use or structure. Accessory uses shall not be permitted on lots that contain an off-premises sign.

C. Agricultural land. Off-premises signs shall be allowed on agricultural land that is exempt from the provisions of this Resolution per Subsection 6.3.2 – Zoning Certificate.

D. Dimensional and design standards. Off-premises signs shall be subject to the provisions of Table 3.5.26-A: Off-Premises Signs Standards.

Type of Standard	Requirement
Number of Off-Premises Signs (max.)	1 per lot (1)
Sign Area (max.)	Bulletin – 672 sq. ft. Poster – 220 sq. ft. Junior Poster – 72 sq. ft.
Sign Height (max.)	40 feet
Sign Setback (min.)	300 feet from any recorded subdivision or lot less than 1 acre in size within a residential zoning district (2)
Spacing between Signs (min.) (4)	2000 feet when adjacent to any Freeway or Expressway (2) 1,500 feet when adjacent to any Major Arterial, Minor Arterial, Major Collector, or Minor Collector (3)

E. Landscaping radius. The base of all Off-Premise signage shall include landscaping at the base of all sign structures having a radius of no less than 5 feet length. This area/s shall be effectively landscaped with living plant material and with the use of permanent shrubs, groundcover, or other ornamental plantings. Annuals and perennials are permitted in combination with permanent plant materials. The average initial height of the plantings shall be 24" minimum.

F. Lighting. Lighting of off-premises signs shall be prohibited except:
(1) Where such lighting is effectively shielded to prevent direct or indirect casting of light on any portion of the street or highway; and
(2) Where such lighting is of low intensity or brilliance as to not cause glare or impair the vision of a driver or otherwise interfere with a driver's operation of a motor vehicle.

G. Electrically activated off-premises signs. Electrically activated off-premises signs are prohibited.

3.5.27 Personal Wellness Service

3.5.28 Professional or Business Office

3.5.29 Radio Antenna - Commercial

3.5.30 Restaurant

3.5.31 Retail

3.5.32 Self-Storage Facility

3.5.33 Service Commercial

3.5.34 Small Cellular Communications Tower

A. Applicability.
(1) Small Cellular Telecommunication Facilities shall be permitted within a right-of-way, a utility easement, or on private property, provided the criteria of this Subsection are met.
(2) Small Cellular Telecommunication Facilities that do not meet all applicable criteria shall be prohibited.

B. General location restrictions. The location of Small Cellular Telecommunication Facilities shall be limited as follows:
(1) Small Cellular Telecommunication Facilities shall not be permitted where all utilities are underground, except where the facilities are co-located on existing mast arm signals.
(2) Small Cellular Telecommunication Facilities shall be located within 100 feet of an existing overhead utility line.
(3) Small Cellular Telecommunication Facilities shall be located along principal arterials, minor arterials, or major collector roads, as defined by the Hamilton County Thoroughfare Plan. If there is not a practical location available in such an area, documentation shall be provided regarding the efforts that have been exhausted in siting the Small Cellular Telecommunication Facility in these locations.
(4) Small Cellular Telecommunication Facilities shall be located on existing utility poles where practical. If a new utility pole is required, the new pole should to the extent reasonably practicable be located on the same side of the road as existing utility poles. If the new utility pole is required on the opposite side of the road as existing utility poles, but there are no other overhead wires crossing the road, the crossover wires related to the Small Cellular Telecommunication Facilities shall be located underground, where practical. If the requirements of this paragraph are determined not to be practical, documentation shall be provided with the reasons stated.

C. Location outside of a right-of-way. Small Cellular Telecommunication Facilities up to 30 feet in height shall be permitted outside of a right-of-way and outside of a recorded utility easement, in areas where overhead utilities are present, subject to the following requirements:
(1) Small Cellular Telecommunication Facilities shall provide a setback from all principal structures on surrounding properties that is, at minimum, a distance equal to the overall height of the Small Cellular Telecommunication Facilities.
(2) If the Small Cellular Telecommunication Facility is located within a recorded subdivision and is at least 100 feet from any overhead utilities, all wiring and cable associated with the Small Cellular Telecommunication Facility shall be buried underground.
(3) If the Small Cellular Facility is located on a tower, it shall be mounted onto a decorative pole with the equipment disguised or screened from view.

D. General standards. In addition to other applicable standards, Small Cellular Telecommunication Facilities shall meet the standards below:
(1) If the location of a Small Cellular Telecommunication Facility requires a new utility pole, the pole shall be designed to accommodate the primary user's antenna and a comparable antenna for at least one additional user.
(2) Any ground-mounted equipment shall be completely screened with landscaping providing year-round screening.
(3) Small Cellular Telecommunication Facilities shall not obstruct adequate sight distance at intersections.
(4) Lighting shall not be permitted on Small Cellular Telecommunication Facilities, except where such lighting is integrated as a light pole that matches other light poles in the vicinity.
(5) Small Cellular Telecommunication Facilities shall not emit noise.

E. Appearance standards along local roadways. In all areas along local roadways, as defined by the Hamilton County Thoroughfare Plan, Small Cellular Telecommunication Facilities shall be designed to be consistent and complementary with the surrounding environment in terms of height, materials, color, scale, and design. The Zoning Administrator is hereby authorized to determine whether a deviation from the consistent design is in the best interest of the public.

F. Appearance standards. In all areas along principal arterials, minor arterials, and major collector roads as defined by the Hamilton County Thoroughfare Plan, Small Cellular Telecommunications Facilities shall adhere to stealth design principles and shall be subject to the following requirements:
(1) All stealth designs shall utilize the latest technology that is available for the purpose of blending the structure into the environment.
(2) A completed stealth design shall render the Small Cellular Telecommunications Facility minimally visible to the casual observer.
(3) A Small Cellular Telecommunications Facility may be attached to an existing structure if it is designed to integrate seamlessly into the structure to which it is attached regarding the structure's architectural style, exterior materials, color and finish, and similar aspects. The overall design shall not substantially increase the height of the structure on which it is located, nor shall it substantially project off the face of the structure.
(4) The Small Cellular Telecommunications Facility may be constructed as a new freestanding structure if it is designed to be consistent and complementary to the surrounding structures and area with similar architecture, materials, color, height, scale, and related aspects.
(5) The Small Cellular Telecommunications Facility may be constructed as a new freestanding structure that mimics other features that are present in the immediate vicinity, such as street lights or trees. Such construction shall be virtually identical to the feature that it is mimicking and shall maintain the same height, size, pole diameter, fixture type, tree species, and/or other related aspects.
(6) All equipment, electrical boxes, conduit, wiring, mounting equipment, and similar features associated with the Small Cellular Telecommunications Facility shall not be visible.

G. Pre-approval document required. Prior to approval of the location of a Small Cellular Telecommunication Facility, the applicant shall provide documentation confirming that:
(1) The proposed Small Cellular Telecommunication Facility has been reviewed and has been determined not to be a hazard

by the Federal Aviation Administration (FAA) or other federal or state authority, as applicable.
(2) If the Small Cellular Telecommunication Facility is on leased property, the owner of the property has granted an easement or entered into a lease for the proposed Small Cellular Telecommunication Facility.

H. Location, co-location, or shared use. The following measures are required to minimize Small Cellular Telecommunication Facility proliferation:
(1) The applicant shall provide documentation that depicts an existing Small Cellular Telecommunication Facility does not meet the designed coverage or capacity objective, or that all commercially reasonable efforts have been exhausted to share space on an existing Small Cellular Telecommunication Facility. This shall include, but not be limited to, a certified mail announcement to all other Small Cellular Telecommunication Facility users in the vicinity stating siting needs and/or sharing capabilities. Applicants shall not be denied, nor shall they deny space on an existing Small Cellular Telecommunication Facility, unless available space, structural capacity, radio frequency interference, geographic service area requirements, mechanical or electrical incompatibilities, comparative costs of colocation versus new construction and any Federal Communications Commission limitations on Small Cellular Telecommunication Facility sharing preclude co-location.
(2) The applicant shall provide a signed statement indicating that the applicant agrees to allow for the potential co-location of another antenna and/or Small Cellular Telecommunication Facilities to the extent possible until said Small Cellular Telecommunication Facility has reached full antenna capacity.

I. Abandonment and demolition. Any Small Cellular Telecommunication Facilities are deemed abandoned by operation of law if they are not used for telecommunication purposes for 12 consecutive months. Any Small Cellular Telecommunication Facilities deemed abandoned shall be demolished, along with all Small Cellular Telecommunication Facilities equipment buildings and other associated structures by the owner or agent of the owner within 180 days of abandonment. All costs associated with demolition of the Small Cellular Telecommunication Facility equipment buildings, and other associated structures shall be borne by property owner of record, lessor, lessee, and/or operator of the Small Cellular Telecommunication Facility.

3.5.35 Tattoo Studio

3.5.36 Telecommunications Tower

A. Applicability. This Subsection is intended to exercise, to the fullest extent permitted by law, the power of the Board of Trustees of Colerain Township to regulate telecommunications towers and related facilities, and accordingly, this Subsection shall also govern the removal of buildings or structures that are used in the provision of such service. Except in accordance with Ohio Revised Code Section 519.211, hereby incorporated by reference, no person shall locate, erect, construct, reconstruct, change, alter, or enlarge any telecommunications tower in any area zoned for residential use.

B. Goals, guidelines, and objectives.
(1) Existing telecommunications tower sites should be used to the fullest, even if this necessitates the reconstruction or the expansion of existing telecommunications towers.
(2) Telecommunications towers and other related facilities to be constructed in areas zoned for residential use shall not include lights except where warranted by clear and convincing evidence.
(3) Telecommunications towers and related facilities should be designed and constructed to minimize visual impact. Towers with a greater visual impact (e.g., taller, lighting required, larger ground spaced used, etc.) should be permitted only when the greater visual impact of the tower is mitigated by limiting the need for additional towers.
(4) Creative approaches to design, location, and camouflage are encouraged to minimize visual impact.

C. Required notifications. Any person who plans to construct a telecommunications tower in a residential zoning district shall provide both by certified mail written notices to the Board of Township Trustees and to each owner of property, as shown on the county auditor's current tax list, whose land is contiguous to or directly across a street or roadway from the property on which the tower is proposed to be constructed. The notice to the Board shall include verification that the person has complied with the notification requirements of this Subsection. The notice shall state all the following in clear and concise language:
(1) The person's intent to construct the tower;
(2) A description of the property sufficient to identify the proposed location; and
(3) The property owner has a maximum of 15 days after the date of the mailing to give written notice to the Board of Township Trustees requesting that the Board of Zoning Appeals review the telecommunications tower pursuant to the authority granted by Sections 519.02 to 519.25 of the Ohio Revised Code as they apply to the proposed location of the tower.

D. Returned, unclaimed, or refused notifications. If the notice to a property owner is returned unclaimed or refused, the person shall mail the notice by regular mail. The failure of delivery of the notice does not invalidate the notice.

E. Responses to notification.
(1) If the Board of Township Trustees receives notice from a property owner in response to paragraph C, above, of this Subsection within the time specified in that division or if a Board member makes an objection to the proposed location of the

telecommunications tower within 15 days after the date of mailing of the notice sent under paragraph C, above, the Board shall request that the Township Fiscal Officer send the person proposing to construct the tower written notice that the tower is subject to the power conferred by and in accordance with Ohio Revised Code. The notice shall be sent no later than 5 days after the earlier of either the date the board first receives such a notice from a property owner or the date upon which a Board member makes an objection. Upon the date of mailing of the notice to the person, Sections 519.02 to 519.25 of the Revised Code shall apply to the tower.
(2) If the Board of Township Trustees receives no notice under paragraph C, above, of this Subsection within the time prescribed by that division, or no Board member has an objection as provided under paragraph C, above, within the time prescribed by that division, the tower shall be allowed as-of-right pursuant to the applicable sections of this Resolution.

F. Review by Board of Zoning Appeals. The Board of Zoning Appeals shall review the application for a telecommunications tower as a conditional use where such review is requested by a notified property owner or the Board of Township Trustees pursuant to Subsection 6.5.1 – Quasi-Judicial Review Procedures and Subsection 6.5.3 – Conditional Use. A preapplication conference may be held in accordance with the procedure identified in Subsection 6.4.1-B, except that the informal initial concepts meeting would be held with the Board of Zoning Appeals instead of the Zoning Commission. The application shall include the following:
(1) A map showing the location of all of the applicant's and other providers' existing telecommunications towers and antennas within the Township and contiguous political subdivisions or within a 3-mile radius, whichever is greater;
(2) The general location(s) of the applicant's planned future telecommunications towers in the Township and contiguous political subdivisions; and
(3) For each location shown on the plans, there must be a schedule showing the type and size of the proposed telecommunications tower, the type of equipment located or proposed on each tower, the space available on the telecommunications tower for additional equipment, the ground network, if any, served by the telecommunications tower, and a site plan showing the parcel on which any existing telecommunications tower is located.

G. Conditional use approval criteria. The Board of Zoning Appeals shall approve a telecommunications tower as a conditional use if the Board of Zoning Appeals finds that the applicant has satisfied all of the following standards, in addition to the general standards for a conditional use as established in Subsection 6.5.3 – Conditional Use:
(1) Proof shall be provided by the applicant in a form satisfactory to the Board that the proposal has been approved by all agencies and governmental entities with jurisdiction, including but not limited to the Ohio Department of Transportation, the Federal Aviation Administration, the Federal Communication Commission, or the successors to their respective functions.
(2) The applicant shall demonstrate by clear and convincing evidence that its tower antennae cannot be located on any other communication tower or facility in the vicinity, and that all reasonable means have been undertaken to avoid any undue negative impact caused by the "clustering" of towers within an area. In the event of the construction of new facilities by the applicant, the applicant shall agree to the use of such facilities by other cellular communications companies, telephone, radio, television companies, etc. upon payment of reasonable fees for such use.
(3) An application shall be denied unless the applicant demonstrates that technically suitable and feasible sites are not available in a non-residential district and that the site is in the least restrictive district that includes a technically suitable and feasible site.
(4) The applicant shall demonstrate that the proposed tower is the least aesthetically intrusive facility for the neighborhood and function. All buildings and structures shall be architecturally compatible with the architecture of the adjacent buildings and structures.
(5) Pole, tower and/or structure placement shall be established on a lot meeting the minimum square footage requirements of the applicable zoning district and shall maintain a minimum setback of 100 feet from every lot line.
(6) For reasons of aesthetics and public safety, such facilities shall be effectively screened on each side which adjoins premises in any residence district. Screening shall consist of a solid masonry wall or solid fence, not less than 4 or more than 6 feet in height, or a tight screen or hardy evergreen shrubbery, or a natural or existing screening not less than 4 feet in height.
(7) The use of razor wire or barbed wire shall be prohibited.
(8) Screening walls and fences shall be located not less than 30 feet from each lot line.
(9) Spaces between any screening device and adjacent lot lines shall be buffered using landscape plant materials including grass, hardy shrubs, evergreen ground cover. All screening devices and landscape materials shall be maintained in good condition and in compliance with the standards of Section 4.3 – Landscaping and Buffering.
(10) The applicant (or its successors) shall, within 30 days of ceasing operation at the site of a telecommunication tower, give written notice of such ceasing of operation to the Zoning Commission. Facilities shall be removed from the site within 12 months of ceasing operations. Resale or renting of facilities is permissible only to other cellular communications systems subject to obtaining a Zoning Certificate from the Zoning Commission.

H. Revocation of conditional use permit. Any conditional use permit issued under this Subsection shall be revocable and may be revoked after notice and hearing if any continuing condition of the certificate has been violated and is not remedied within 30 days of written notice from the Zoning Commission.

I. Expert review authorized. If, in the opinion of the Board of Zoning Appeals and/or the Zoning Administrator, expert review of technical data submitted by an applicant for a telecommunications tower in an area zoned for residential use is needed for purposes of evaluation, the applicant shall reimburse Colerain Township for the actual cost of such review. One or more

experts may be selected by the Zoning Administrator for such a review. Such experts may include, but are not limited to, engineering services and legal services.

J. Micro antennas. Micro antennas are permitted in all Districts. A micro antenna may be located as a matter of right on existing buildings, poles, or other existing support structures or on newly erected structures provided that the new structure has a significant purpose other than support of the micro antenna. Supporting equipment for a micro antenna shall be
(a) hidden inside the support structure to which the antenna is attached;
(b) hidden underground; or
(c) enclosed in a structure that is otherwise permitted in the zone where the micro antenna is erected and is designed to blend in with the neighborhood where the micro antenna is erected.

3.5.37 Tobacco Retail

A. Tobacco retail quantity restriction. Only 1 Tobacco Retail establishment shall be allowed per every 10,000 residents in Colerain Township. This population base will be determined based on recent, official population records available to the Township at the time of the determination, and without reference to the 10-year Census Bureau update.

3.5.38 Type-A Family Day Care Home

3.5.39 Type-B Family Day Care Home

3.5.40 Vendor Market

A. Zoning certificate required. A Zoning Certificate is required wherever two or more transient vendors are to be located on one parcel or business site.

B. Transient vendor permit required. All vendors must have a current Transient Vendor Permit from the Colerain Township Police Department. All vendors must also have all other licenses required to operate in the State of Ohio and Hamilton County for their specific product(s).

C. Dimensional requirements. The site plan of the use shall conform to the following:
(1) Vendor markets may be located indoors, outdoors, or a combination of indoors and outdoors.
(2) At no time shall any merchandise be displayed within 10 feet of the public right-of-way.
(3) The layout of the vendor booths shall be in accordance with Subsection 3.7.5 – Outdoor Display, Sales, and Storage regarding pedestrian and/or shopper access and safety.
(4) Temporary sanitary facilities, if used, shall be located at the rear of the property and a minimum of 20 feet setback from all property lines.

D. Parking requirements.
(1) All required parking shall be provided on site, or in accordance with Subsection 4.7.7 – Parking Requirements in Non-Residential Zones.
(2) The location of outdoor vendors shall not impede upon the necessary parking for the principal business(es) on the site, except as modified by application provisions within Section 4.7 – Parking, Loading, and Circulation.
(3) All vendor vehicles and trailers shall be parked on the site during market hours. Vendors shall not park on the surrounding streets or in any way restrict access to neighboring properties. No vendor or shopper shall park on any grassy area.

E. Allowed merchandise. Vendors may sell or take orders for the following:
(1) Locally grown fresh farm produce, including fruits, vegetables, field crops, herbs, nuts, berries, sprouts, and grains;
(2) Honey, maple syrup;
(3) Live, cut, or dried flowers or garden plants;
(4) Food products, including baked and canned goods, egg and meat products, dairy products, and prepared food or meals;
(5) Handcrafted items; and/or
(6) Home repair or remodeling work or products. Vendors may take orders for future work or delivery of such products only. Small-scale sample products may be displayed.

F. Prohibited merchandise. The following products shall not be offered for sale at a vendor market:
(1) Overripe, spoiled, or unusable products;
(2) Garage sale, rummage sale, antiques, or "flea market" items;
(3) Live animals;
(4) Motor vehicles;
(5) Construction equipment;
(6) Firearms;
(7) Fireworks; and/or any illegal product or merchandise.

G. Beverages. Soft drinks may be sold for consumption on site by shoppers and vendors. No alcoholic beverages shall be offered for consumption on site.

H. Maintenance requirements. The market area shall be kept clean of all litter, debris, and refuse. Receptacles shall be provided for shopper use during market hours and shall be removed from the market area and stored in accordance with Section 4.9 – Waste Receptacles. At no time, except for scheduled trash pickup, shall any waste receptacles be placed in the front setbacks.

3.6.1 Active Park & Recreational Facility

3.6.2 Cemetery

A. Minimum lot area. Cemeteries shall have a minimum lot area of 20 acres.

B. Minimum setbacks. All chapels, mausoleums, accessory structures, or other structures associated with cemeteries shall be located a minimum of 100 feet from all lot lines in or abutting a residential zoning district.

C. Setbacks apply to gravestones and grave markers. Gravestones or grave markers shall meet applicable setback requirements.

3.6.3 Educational Facility - Higher Learning

A. Minimum setbacks.
(1) All buildings, activity areas, and parking areas associated with educational facilities shall be set back a minimum of 50 feet from all lot lines when located within or adjacent to a residential zoning district.
(2) Parking areas that are not adjacent to a residential zoning district may be located no closer than 5 feet from side and/or rear lot lines.

B. Buffer requirement. Educational facilities shall meet the buffer requirements of uses within the Avenue Mixed Central (AMC) Zoning District, per Table 4.3.3-A - Required Buffer Yards by District.

3.6.4 Educational Facility - Non-Higher Learning

A. Minimum setbacks.
(1) All buildings, activity areas, and parking areas associated with educational facilities shall be set back a minimum of 50 feet from all lot lines when located within or adjacent to a residential zoning district.
(2) Parking areas that are not adjacent to a residential zoning district may be located no closer than 5 feet from side and/or rear lot lines.

B. Buffer requirement. Educational facilities shall meet the buffer requirements of uses within the Avenue Mixed Central (AMC) Zoning District, per Table 4.3.3-A - Required Buffer Yards by District.

3.6.5 Essential Service or Utility

3.6.6 Government & Public Use

3.6.7 Hospital

3.6.8 Indoor Recreation Facility

3.6.9 Nature Park & Conservation Area

3.6.10 Private Recreational Facility

3.6.11 Religious Place of Worship

A. Minimum setbacks.
(1) All buildings, activity areas, and parking areas shall be located a minimum of 50 feet from all lot lines when located within or adjacent to a residential zoning district.

(2) Parking areas that are not adjacent to a residential zoning district may be setback no closer than 5 feet from side and/or rear lot lines.

B. Buffer requirement. Religious places of worship shall meet the buffer requirements of uses within the Avenue Mixed Central (AMC) Zoning District, per Table 4.3.3-A - Required Buffer Yards by District.

3.6.12 Solid Waste Facility

3.7.7 Accessory Dwelling Unit

A. Allowed location and number of accessory dwelling units. Up to one accessory dwelling unit shall be allowed per lot in residential zoning districts or in commercial zoning districts.

B. Prohibited locations. Accessory dwelling units are prohibited in the following zoning districts:
(1) Light Intensity Industry (LIT);
(2) Greenspace, Open Space, Recreation (GOR); and,
(3) Sanitary Landfill (SLF).

C. Residential zoning districts. Accessory dwelling units within residential zoning districts:
(1) May be created through new construction, conversion of an existing structure, addition to an existing structure, or conversion of a qualifying existing house to a garden cottage while simultaneously constructing a new primary dwelling on the site; and,
(2) Are exempt from the residential density standards of this Zoning Resolution; and,
(3) Shall not have a separate address from the principal dwelling unit on the lot.

D. Commercial zoning districts. Accessory dwelling units within commercial zoning districts:
(1) Shall be located on the same lot as the principal use; and
(2) May be located in a separate building from the principal building.

3.7.8 Accessory Off-Street Parking

3.7.9 Compost Piles or Bins

A. Rear yard only. Compost piles or bins shall be located in a rear yard.

B. Minimum setbacks.
(1) Compost piles or bins shall provide a minimum setback of 5 feet from all lot lines.
(2) Compost piles or bins shall provide a minimum setback of 20 feet from all dwellings on the given lot and/or abutting lots.

C. Maximum area. On a given lot, compost piles or bins shall not collectively be larger than 24 square feet.

D. Maximum height. Compost piles or bins shall not exceed 6 feet in height.

3.7.10 Electric Vehicle Charging Stations

A. Applicability. Any off-street parking space may be equipped with an electric vehicle charging station.

B. Impact. The presence of an electric vehicle charging station does not impact the principal use of a lot, and

C. Use determination. An electric vehicle charging station shall be considered an accessory use of a parking lot, a parking structure, or a side yard or rear yard parking pad.

3.7.11 Home Occupation

A. Purpose and intent. The permissions and restrictions provided herein for home occupations are intended to secure flexibility in support of nonresidential activities that are very limited in scale, scope, and intensity. These permissions and restrictions shall not be construed to allow deviations from the essential residential character of residential zoning districts in terms of use and appearance.

B. Residency requirement. Home occupations shall only be allowed on the same property as the operators' dwelling that serves as their primary residence.

C. Subordination required. Home occupations shall be clearly incidental and subordinate to the use of the lot for residential purposes by its occupants. Except for Type-B Family Day Care Homes, home occupations shall not occupy more than 20% of the gross floor area of the associated dwelling.

D. Exterior alterations limited. Except for permissions explicitly granted within this Subsection, there shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation.

E. Employment limited. Home occupations shall not employ any person on the premises other than occupants of the dwelling.

F. Performance restrictions. Home occupations shall not utilize mechanical, electrical, or other equipment which produces noise, produces electrical or magnetic interference, or causes fluctuation in line voltage, vibration, heat, glare, or other nuisances outside of the dwelling unit in which the home occupation is located.

G. Traffic generation restrictions. Home occupations shall not generate pedestrian or vehicular traffic beyond that which is reasonable or normal to the zoning district in which it is located.

H. Parking restrictions. Off-street parking shall not be expanded to accommodate home occupations. Home occupations shall not create additional burdens to vehicular parking in the nearby vicinity. Parking associated with home occupations shall meet the applicable standards of this Resolution.

I. Exterior displays prohibited. No commodity or stock in trade shall be sold, displayed, or stored outside or inside the premises.

J. Visits from carrier vehicles limited. Home occupations shall not require an excessive use of common carrier vehicles for delivery of materials to or from the premises above a level that is reasonable or normal to the district in which it is located.

K. Separate entrance prohibited. The dwellings in which home occupations are operated shall not be altered to have a separate exterior entrance between the dwelling unit and the home occupation.

L. Use of accessory buildings prohibited. No accessory building or space outside of the principal building shall be used in conjunction with home occupations.

M. Prohibited types of home occupations. The following types of home occupations shall be prohibited:
(1) Home occupations where the dwelling serves as a gathering point for employees who are engaged in business that takes place outside of the property that contains the home occupation. Such home occupations include, but are not limited to, landscaping business offices, construction offices, or trucking businesses where drivers or employees gather at the dwelling before being dispatched from the home for the purposes of the home occupation;
(2) Home occupations that require fire safety inspections, precautions, or permits, or that required other regulatory inspections or permits beyond those required by this Resolution;
(3) Home occupations that require the use of mechanical ventilation systems to exhaust the by-products of the home occupation; and
(4) Home occupations that involve the use of controlled substances.

3.7.12 Private Kennel

A. Yard requirement. Exterior enclosures of private kennels for household pets shall be located in the rear yard.

B. Minimum setback. Exterior enclosures of private kennels for household pets shall provide a minimum setback of 20 feet from all lot lines.

3.7.13 Radio Antenna - Non-Commercial

A. Maximum height. The maximum allowed height of amateur radio antennas shall not be less than 60 feet. The height of amateur radio antennas shall not exceed the lesser of:
(1) feet; or
(2) The total width or total depth of the property, as measured in the shortest distance between opposing lot lines wherein the amateur radio antenna is proposed.

B. Minimum setbacks. The following standards apply to setbacks:
(1) Amateur radio antennas that are 45 feet or less in height shall provide a minimum setback of 10 feet from all lot lines.
(2) Amateur radio antennas that are taller than 45 feet in height shall provide a minimum setback of 10 feet plus an additional foot for every 3 feet of antenna height above 45 feet (e.g., a 46-foot-tall antenna shall provide an 11-foot setback; a 49-foot-tall antenna shall provide a 12-foot setback).

3.7.14 Roadside Stand

A. Operation limits. A use shall only qualify as a roadside stand if 50% or more of the gross income received from the stand is derived from produce raised on farms owned or operated by the market operator in a normal crop year.

B. Maximum size. The structure from which a roadside stand operates shall not exceed 800 square feet in area.

C. Required setbacks. The structure and any parking associated with a roadside stand shall be set back at least 60 feet from all lot lines.

3.7.15 Satellite Dish Antenna

A. Exemption from zoning certificate. The following categories of satellite dish antennas shall be exempt from all zoning requirements, shall not count against maximum lot coverage of accessory buildings, and shall not require a Zoning Certificate:
(1) Satellite dish antennas within a nonresidential zoning district that are 2 meters (78.74 inches) or less in diameter; or
(2) Satellite dish antennas within a residential zoning district that are 1 meter (39.37 inches) or less in diameter.

B. Applicability. Satellite dish antennas that are not exempt from all zoning requirements shall meet the applicable provisions of this Subsection. Ground-mounted satellite dish antennas that are not exempt shall count against maximum lot coverage of accessory buildings.

C. Zoning certificate application requirements. In addition to other information required in Subsection 6.3.2 – Zoning Certificate, a zoning certificate application for a satellite dish antenna shall require the following information:
(1) Proposed height, diameter, location, and setbacks of the satellite dish antenna; and
(2) Proposed foundation details, landscaping, and screening associated with a groundmounted satellite dish antenna.

D. Location standards. The following standards apply to the locations of satellite dish antennas:
(1) Wall- or roof-mounted satellite dish antennas shall be prohibited on the front elevation of the principal building.
(2) In residential zoning districts, ground-mounted satellite dish antennas shall only be located in the rear yard.
(3) In nonresidential zoning districts, ground-mounted satellite dish antennas may be located in either the rear yard or a side yard.

E. Setback standards. The following standards apply to the setbacks of satellite dish antennas:
(1) Wall- or roof-mounted satellite dish antennas shall not project into any required front, side, or rear setback.
(2) Ground-mounted satellite dish antennas shall provide a minimum setback of 15 feet from side and rear lot lines.

F. Screening standards. Ground-mounted antennas shall be screened from view by use of landscaping, berms, and similar measures, subject to approval by the Zoning Administrator.

G. Maximum diameter. The following standards apply to the sizes of satellite dish antennas:
(1) In residential zoning districts, satellite dish antennas shall not exceed 2 meters (78.74 inches) in diameter.
(2) In nonresidential zoning districts, satellite dish antennas shall not exceed 3 meters (118.11 inches) in diameter.

H. Maximum height. The following standards apply to the heights of satellite dish antennas:
(1) In residential zoning districts, ground-mounted satellite dish antennas shall not exceed 12 feet in height above grade level.
(2) In nonresidential zoning districts, ground-mounted satellite dish antennas shall not exceed 15 feet in height above grade level.

I. Number of satellite dish antennas limited. Up to 1 satellite dish antenna shall be allowed for each principal building on a given lot.

3.7.16 Solar Panels

A. Visibility. Solar energy equipment shall be located in the least visibly obtrusive location where panels would be functional.

B. Removal of nonfunctioning equipment. Nonfunctioning solar energy equipment shall be disassembled and stored within an enclosed building or otherwise removed within 3 months of the equipment becoming nonfunctional.

C. Roof-mounted solar panels. Roof-mounted solar panels shall be subject to the following standards:
(1) Solar panels that simulate asphalt shingles, clay tiles, or similar roofing material present on the associated building are encouraged.
(2) Solar panels shall be installed in a manner that matches the plane of the underlying roof (i.e., flush mounted) or in a manner that is camouflaged by the roof design (e.g., utilizing capping or framing compatible with the color of the roof or structure).
(3) Solar panels shall not extend above the ridgeline of the roof.
(4) All exterior electrical lines shall be in conduit.
(5) All exposed electrical lines and plumbing lines shall be painted or finished in a color scheme that closely matches the color of underlying materials (e.g., conduit on walls shall be painted or finished in the same color as the wall; conduit on roofs shall be painted or finished in the same color as the roof).

D. Ground-mounted solar panels. Ground-mounted solar panels shall be subject to the following standards:
(1) Solar panel arrays shall collectively not exceed the footprint area of the associated principal structure.

(2) Solar panels shall not exceed 15 feet in height.
(3) All exterior electrical lines shall be in conduit.
(4) All associated plumbing lines shall be buried underground.

3.7.17 Small Wind Energy Conversion System

A. Capacity limit. Small wind energy conversion systems (SWECS) less than 5 megawatts in capacity shall be allowed subject to the provisions herein. Wind power systems that are 5 megawatts in capacity or greater are regulated by the Ohio Public Utilities Commission (PUCO).

B. Types of wind energy systems. Allowable SWECS shall include Horizontal Axis Wind Turbines (HAWTs), Vertical Axis Wind Turbines (VAWTs), and Blade Tip Power System Turbines (BTPs). All SWECS shall be subject to the provisions of Table 3.4.37-A: SWECS Dimensional Standards.

Standard	HAWTs	VAWTs	BTPs
Lot Size (min.)	5 acres	5 acres	10,500 square feet
Tower Height (max.)	Lots 6 acres or less: 150 feetLots over 6 acres:Regulated by FAA	Lots 6 acres or less: 150 feetLots over 6 acres:Regulated by FAA	Groundmounted:48 feetRoof-mounted:15 feet above the roofline
Turbine Clearance Above Grade Level (min.) (1)	20 feet	20 feet	Groundmounted:20 feetRoofmounted:N/A
Rotor/Turbine Dimensional Requirements	Rotor diameter (max.):43 feetRotor height (max.):20 feet less than tower height	Rotor diameter (max.): 6 feet	Turbine diameter (max.): 12 feet
Rotor/Tower Setbacks (min.)	Tower:Greater of (A) 200 feet; or (B) height of the tower (2)	Tower: Greater of (A) 200 feet; or (B) height of the tower (2)	All equipment :Greater of (A) 10 feet; or (B) the minimum side setback of the applicable zoning district

C. Limitations on sound. SWECS shall generally not exceed 55 dbA measured 5 feet above grade level at the nearest property line. This level may be exceeded during short-term events such as utility outages and/or severe windstorms with sustained winds of 58 miles per hour or 50 knots.

D. Automatic over-speed controls. SWECS shall be equipped with manual (electronic or mechanical) and automatic over-speed controls to limit the blade rotation speed to within the design limits of the SWECS.

E. Utility notification. No SWECS shall be installed until evidence has been provided as part of a Zoning Certification application that the electrical utility company has been informed of, and has approved, the applicant's intent to install an interconnected customer-owned generator. Off-grid systems shall be exempt from this requirement.

F. Tower color and advertising. Tower colors shall be white, off-white, gray, or neutral subdued tones including earth tones of green or brown. Towers shall not be finished in bright or vivid colors, nor shall the tower be used for advertising of any kind.

G. Multiple towers. Multiple SWECS are allowed on any site, provided all minimum standards are met and the total wattage is less than 5 megawatts.

H. Illumination. SWECS shall not be artificially illuminated, except as required by the FAA.

I. Climb prevention. SWECS shall not be climbable between grade level and 15 feet above grade level.

J. Compliance with other regulations. The applicant shall be responsible for acquiring all necessary approvals from other applicable agencies, including but not limited to the FAA.

K. Condition requirements. SWECS shall be maintained in working order, structurally sound, and with any surface treatments intact.

L. Abandoned facilities. Any SWECS that are not operated on a functional basis for a period of 6 consecutive months shall be deemed abandoned. The Zoning Administrator may order the repair or removal of said SWECS in accordance with these provisions. The property owner shall repair or remove the same within 60 days of receipt of notification by certified mail. If said facility is not either operational or removed after 60 days, the Township may remove the SWECS at the owner's expense.

M. Meteorological tower.
(1) A meteorological tower may be installed for a time period up to six months to measure winds prior to the construction of SWECS.
(2) If desired, a request to install a meteorological tower must be included in the application to install SWECS.

3.7.18 Swimming Pool, Lake, or Bathhouse

3.7.19 Wood Furnace - Outdoor

A. Construction and maintenance requirements. Wood furnaces shall be constructed, established, installed, operated, and maintained in conformance with the manufacturer's instructions and the requirements of all applicable agencies, including but not limited to Ohio EPA regulations regarding emissions and equipment labeling.

B. Fuel requirements. Fuel burned in any new or existing wood furnace shall be only natural untreated wood, wood pellets, corn products, or other listed fuels specifically permitted by the manufacturer's instructions such a fuel oil, natural gas, or propane backup, except where such list conflicts with the list of prohibited fuels within this Subsection.

C. Prohibited fuels. The following materials are prohibited from being from being burned as fuel or otherwise used in new or existing wood furnaces:
(1) Wood that has been painted, varnished, or coated with similar material, and/or has been pressure treated with preservatives, and/or contains resins or glues as in plywood or other composite wood products.
(2) Rubbish or garbage including but not limited to food wastes, food packaging, and food wraps.
(3) Any plastic materials including but not limited to nylon, PVC, ABS, polystyrene or urethane foam, synthetic fabrics, plastic films, and plastic containers.
(4) Rubber including tires or other synthetic rubber-like products.
(5) Newspaper, cardboard, or any paper with ink or dye products.
(6) Any other items not specifically allowed by the manufacturer or the provisions of this Subsection.

D. Required setbacks.
(1) Wood furnaces shall be located a minimum of 25 feet from all lot lines.
(2) Wood furnaces shall be located a minimum of 100 feet from any dwelling that is not served by the wood furnace.

E. Chimney height standards. Maximum height limitation standards within this Resolution may be modified per the following:
(1) A chimney associated with a wood furnace shall extend to a height that is the greater of (A) 20 feet above grade level, or (B) 2 feet above the highest roofline of any dwelling within 300 feet of the wood furnace, as shown in Figure 3.4.43-A: Wood Furnace Standards.
(2) The owner of a wood furnace shall be required to further extend the height of the chimney associated with the wood furnace if new construction of a dwelling establishes a higher roofline within 300 feet of the wood furnace. Such extension shall be required to be complete within 30 days after construction of the dwelling is complete..

F. Enclosing structure required. All wood furnaces shall include an integral enclosing structure or shall be enclosed by a structure and shall not have open flames.

3.8.6 Charitable Donation Container

A. Regulated as temporary use. Charitable donation containers shall be regulated as a temporary use and shall be subject to the Temporary Buildings and Uses provisions of this Article, in addition to other applicable provisions of this Resolution.

B. Allowed districts. Charitable donation containers may be allowed in any non-residential zoning districts. Charitable donation containers may be allowed in any residential zoning district on lots that have an approved conditional use permit for a religious places of worship use.

C. Zoning certificate standards. The following standards apply to the issuance of a Zoning Certificate for charitable donation containers:
(1) A Zoning Certificate for a charitable donation container shall be valid from the date of issuance through December 31st of the same year unless a shorter timeframe is specified in the approved Zoning Certificate.
(2) A Zoning Certificate may be renewed for re-issuance the following year. Prior to the expiration of a Zoning Certificate, any owner or operator who intends to continue to maintain a charitable donation container shall obtain a valid Zoning Certificate for the next 12-month period to start on January 1st. A grace period of 30 calendar days from the expiration date of a Zoning Certificate for a charitable donation container may be granted by the Zoning Administrator.

(3) The Zoning Administrator shall not issue a Zoning Certificate to any owner, operator, or applicant of a charitable donation container, or to a property owner for a charitable donation container, which does not operate and maintain a tax-exempt organization under Title 26 of U.S.C. §501(c)(3).
(4) Fees for the renewal of a Zoning Certificate for a charitable donation container may be waived if the Zoning Administrator determines there have been no violations of this Resolution upon the property.

D. Setbacks required. Charitable donation containers shall be subject to all applicable setback requirements of the zoning district within which it is located.

E. Quantity restricted. Generally, no more than 2 charitable donation containers shall be permitted at one time on a given lot, combined lot, development site, complex, or planned district. If the lot, combined lots, development site, complex, or planned district site exceeds 10 acres in size, then an additional charitable donation container may be added per each additional 5 acres of lot size, up to a total maximum of 4 charitable donation containers. At no point shall more than 4 charitable donation containers be located upon any lot, combined lot, development site, complex, or planned district.

F. Dimensional standards. A charitable donation container shall not exceed 78 inches in height – as measured from grade level, 60 inches in width, or 60 inches in depth.

G. Required labeling. Charitable donation containers shall have the following information affixed to the exterior of the container in a conspicuous and easily readable location. The following information shall be maintained in a legible fashion and shall remain updated in the event such information changes:
(1) The name, address, and contact telephone number of the organization or company accepting donated items;
(2) The name, address, and contact telephone number of the company or organization operating, servicing, or maintaining the charitable donation container;
(3) The name, address, and contact telephone number of the property owner, or registered agent of the property owner, granting permission to the placement of the charitable donation container upon their property, if different from above; and
(4) The current zoning certificate number issued by Colerain Township Planning and Zoning.

H. Signage standards. Any signage, displays, images, or graphics on a charitable donation container shall maintain compliance with Section 4.8 – Signage.

I. Vacant lots and buildings prohibited. Charitable donation containers shall not be permitted on a vacant lot, on a lot that contains a vacant primary building, or on a lot that contains a primary building of which a majority of the building is vacant.

J. Exterior collection prohibited. The collection, accumulation, or storage of other materials, including but not limited to appliances, mattresses, or furniture, which is not contained completely within the charitable donation container is prohibited.

K. Regular maintenance required. Charitable donation containers shall be emptied regularly and within 48 hours of notice by Colerain Township Planning and Zoning, Code Enforcement, or Public Services to the primary contact affixed on the container. Failure to comply with any such notification from Colerain Township shall constitute a violation and shall be grounds for immediate revocation of the Zoning Certificate and required removal of the charitable donation container or other remedies specified in Section 6.6 – Enforcement, Penalties, and Remedies.

L. Cause for revocation of approval. In addition to other provisions specified above, if any owner, operator, or applicant of a charitable donation container, or a property owner for a charitable donation container is found to be in violation of any provision of this Resolution 2 3 or more times within a 12-month period, Colerain Township Planning and Zoning may revoke the Zoning Certificate for the charitable donation container.

M. Property owner responsibility. The property owner(s) of the lot upon which a charitable donation container is approved for placement shall be responsible for complying with the above conditions. In the event of violations, such parties will be responsible for the required penalties provided in Section 6.6 – Enforcement, Penalties, and Remedies.

3.8.7 Temporary Entertainment Building

3.8.8 Temporary Incidental Construction Building

3.8.9 Temporary Storage Container

3.8.10 Temporary Tent for Outdoor Displays or Sales

COLERAIN TOWNSHIP ~ OHIO

CZC-25-20
APPENDIX B
Proposed Text

Use-Specific Substandards
Text Amendment

Staff & Hearing Information

Department:	Planning & Zoning
Staff:	David Peters, Zoning Commission Administrator
Hearing Date:	January 20, 2026

Case Information

Case Title:	Use-Specific Substandards
Application Type:	Text Amendment

Proposed Zoning Text

3.1.4 – Comprehensive Use Permissions

A. Use permissions. The use permissions in Table 3.1.4-A: Comprehensive Use Permissions identify for each zoning district the principal uses, temporary uses, and accessory buildings, features, and uses that are allowed by right, allowed through a conditional use permit, allowed as an accessory use, allowed as a temporary use, or prohibited per the following key:

(1) A solid circle identifies a use as allowed through the approval of a Zoning Certificate within a specified zoning district.

(2) A half-filled circle identifies a use that is allowed only through approval of a conditional use permit pursuant to Subsection 6.5.3, and, where approved, a Zoning Certificate shall be issued as required by this Resolution.

(3) A circled letter 'A' identifies a building, feature, or use that is allowed as an accessory use within a specified zoning district.

(4) A circled letter 'T' identifies a building or use that is allowed as a temporary use within a specified zoning district.

(5) A hyphen identifies a building, feature, or use that is prohibited within a specified

zoning district.

B. Zoning Certificate Required. Unless expressly exempted by this Resolution, the establishment, commencement, expansion, or modification of any principal use, accessory use, temporary use, or site feature shown in Table 3.1.4-A shall require Zoning Certificate approval in accordance with Section 6.3.2.

3.2.1 Agricultural & Animal Keeping

A. Applicability. This section applies to the raising or keeping of animals for agricultural purposes, as defined by Ohio Revised Code §519.01. Agricultural uses that qualify for exemption under ORC §519.21 are not subject to zoning regulation except as permitted under applicable exceptions for platted subdivisions. The following standards apply to all non-exempt properties and any property seeking to keep animals not protected by agricultural exemption.

B. Subdivision Exceptions. In accordance with ORC §519.21:
(1) Agricultural uses are prohibited on lots smaller than one acre and located within a platted subdivision.
(2) On lots between one and five acres within a platted subdivision where 35 percent or more of the lots are developed, the

keeping of animals for agricultural purposes may be regulated by the Township and is subject to this section.
(3) Adjacent parcels under the same ownership may be combined to meet acreage thresholds, provided the parcels are contiguous and recorded as such.

C. Animal Keeping Standards.
(1) Minimum Lot Size.
(i) No animals for agricultural purposes shall be kept on lots smaller than one acre. This provision does not apply to chickens, quails, or bees.
(ii) Acreage shall be rounded down and cannot be fractioned except where expressly permitted by this Section.
(iii) A maximum of six chickens is allowed on properties smaller than one acre, so long as the other requirements of this Resolution are met. For each additional half acre, three additional chickens are permitted.
(iv) Roosters are prohibited.
(v) Chickens shall be housed in a secure, enclosed coop and run, situated in the rear yard and set back a minimum of 20 feet from all property lines and 50 feet from the principal dwelling building of all adjacent properties.

(2) Small Livestock (e.g., goats, sheep, ducks, turkeys, geese, guinea fowl, and similar animals as determined by the Zoning Administrator).
(i) Permitted only in the Rural Estate Residential (RER) Zoning District.
(ii) No more than four small livestock per acre, up to a total of twelve animals per property.
(iii) All animals shall be enclosed within a fenced pasture or structure located at least 100 feet from all property lines.

(3) Large Livestock (e.g., horses, cows, alpacas, llamas, donkeys, mules, bison, and similar animals as determined by the Zoning Administrator).
(i) Permitted only in the Rural Estate Residential (RER) Zoning District.
(ii) Minimum lot size shall be five acres.
(iii) No more than three large livestock animals per 5 acres, with a maximum of six large animals per property.
(iv) Barns or stables shall be located at least 100 feet from all property lines.

(4) Beekeeping.
(i) Permitted on lots of one acre or more in any zoning district.
(ii) No more than two hives are permitted per acre, with a maximum of six hives per property.
(iii) Hives shall be located in the rear yard and set back a minimum of 100 feet from all property lines.

D. General Requirements.
(1) All animals shall be securely contained within the property boundaries by approved fencing or enclosures appropriate to the animal's size and behavior.
(2) Manure and waste shall be managed in a manner that prevents runoff, odor, and attraction of pests. Manure shall not be stored within 100 feet of any property line or waterway.
(3) Animal enclosures shall be maintained in a clean, sanitary condition and inspected regularly for structural integrity.
(4) Properties shall implement reasonable pest control practices to limit the presence of flies, rodents, and other nuisances.

E. Household Pets. This section does not apply to indoor household pets such as domesticated dogs, cats, and similar animals typically kept inside a home. Exotic or prohibited species, as regulated by local, state, or federal law, are not permitted.

F. Zoning Certificate Required. A valid Zoning Certificate must be obtained for the construction of any structure related to the keeping of animals, including but not limited to coops, barns, sheds, and fencing, unless otherwise exempt under Section 6.3.2 of this Resolution.

G. Nonconforming Uses. Existing animal-keeping activities that exceed the limits of this section may continue as legal nonconforming uses, subject to the provisions of Article 5 of this Resolution.

3.2.2 Commercial Kennel

A. Minimum lot area. There shall be a minimum lot area of 5 acres required for commercial kennels.

B. Minimum setbacks. All indoor animal care areas and outdoor activity areas shall be located a minimum of 50 feet from any residentially zoned lot line, and a minimum of 20 feet from all other lot lines.

3.2.3 Pet Services and Daycare

A. Minimum setbacks. All indoor animal care areas and outdoor activity areas shall be located a minimum of 50 feet from any residentially zoned lot line, and a minimum of 20 feet from all other lot lines.

3.2.4 Riding Stable

A. Minimum setbacks. All indoor animal care areas and outdoor activity areas shall be located a minimum of 50 feet from any residentially zoned lot line, and a minimum of 20 feet from all other lot lines.

B. Limit on the number of animals. A maximum of one animal unit shall be allowed per acre for a given property.

3.2.5 Veterinary Facility

A. Minimum setbacks. All structures, exterior storage, refuse, or supplies shall be set back a minimum of 100 feet from all lot lines.

3.3.1 Adult Group Facility - Small

3.3.2 Adult Group Facility - Large

3.3.3 Child Group Facility

A. Applicability. Except as expressly permitted under Section 5119.34 of the Ohio Revised Code, the standards contained in this section shall apply to Group Homes for Children, Adult Group Homes, and Adult Family Homes in a uniform manner and must be in accordance with Section 2967.14 and Section 3722 of the Ohio Revised Code.

B. Building character. All buildings in which this use is established shall be residential in character.

C. Dwelling unit designation. Each dwelling unit in which a Halfway House or Community Residential Center is established shall be deemed to be a separate Halfway House or Community Residential Center.

D. Spacing requirements. A Dwelling Unit in which a Halfway House or Community Residential Center is established shall not be closer than 600 feet to the next closest Dwelling Unit used as a Halfway House or Community Residential Center.

E. Proof of permitting and code compliance. The Colerain Township Planning and Zoning Department, Code Department, Police Department, and Fire Department shall have the ability to request the custodial contract permitting the Halfway House or Community Residential Center for each individual resident. The owner/operator of a Halfway House or Community Residential Center must be able to provide proof that building and fire codes are adequately met and maintained. If the owner/operator is unable to provide this documentation within 14 days, the Zoning Administrator shall have the ability to revoke the Zoning Certificate granting allowance for the Halfway House or Community Residential Center. Township Staff shall have the ability to, upon request, inspect the interior of the property for compliance.

F. Violations. Any violations to the Colerain Township Zoning Resolution, including the inability to provide proof of documentation, shall be subject to penalties as described in Article 5: Violations and Penalties.

3.3.4 Dwelling - Multi-Unit

A. Restrictions in SUR zone. Multi-Unit Dwellings within the Single Unit Residential (SUR) Zone shall be subject to the following standards:
(1) There shall be a maximum of 4 units per structure.
(2) Each unit shall have a separate exterior entrance.
(3) Individual dwelling units shall be attached by a common wall.
(4) No part of a parking area shall be closer than 10 feet to the side and rear lot lines unless the parking area is adjacent to a residential district where it shall be set back at least 25 feet from the property line adjacent to the residential district.
(5) Setbacks around all parking areas shall be landscaped with grass and planting areas and shall be well maintained.
(6) Accessory Dwelling Units (ADU) are prohibited on multi-unit lots.

3.3.5 Dwelling - One Unit

3.3.6 Dwelling - Two Unit

3.3.7 Institutional Housing

A. Maximum density. The maximum density of institutional housing shall be 7 dwelling units or 7 beds per acre, whichever is less.

B. Limit on units and beds. Within a residential zoning district, there shall be a maximum of 21 dwelling units or beds per site of institutional housing.

C. Minimum setbacks. For institutional housing uses:
(1) All buildings shall be setback 50 feet from all lot lines.
(2) Parking areas shall provide a setback that is a minimum of 50 feet from property lines adjacent to a residential district. Parking areas that are not adjacent to a residential district shall be setback a minimum of 5 feet from side and/or rear lot lines.

D. Qualifications for institutional housing. All units shall be rented or sold as part of a licensed or regulated institutional, congregate, assisted living, skilled nursing, or similar residential care setting. Mixed developments that include independent living units may be approved as institutional housing where the overall development functions as an integrated care-oriented campus and meets the standards of this Section.

3.3.8 Permanently Sited Manufactured Home

A. Applicability of zoning requirements. Permanently sited manufactured homes shall be permitted where they meet the following provisions:
(1) They meet the definition of a permanently sited manufactured home; and
(2) They comply with all zoning requirements of a single-family dwelling in the applicable zoning district.

B. Prohibited structures. Travel trailers, park trailers, and mobile homes, as defined in Section 4501.01 of the ORC, and that do not qualify as a permanently sited manufactured home shall be prohibited as a principal residential dwelling.

3.4.1 Vertical Mixed – Small

A. Mixed-use requirement. A Vertical Mixed – Small use shall include at least two (2) different permitted principal uses within the same building, one of which shall be a Commercial Use and one of which shall be a Residential Use. All separate uses shall be allowed by-right in the applicable zoning district.
B. Vertical arrangement. Any Commercial Use shall be located on the ground floor only, and all Residential Uses shall be located above the ground floor.
C. Separate entrances. Residential dwelling units shall have a separate, secured entrance that is independent from commercial customer entrances.

3.4.2 Vertical Mixed – Large

A. Mixed-use requirement. A Vertical Mixed – Large use shall include at least two (2) different permitted principal uses within the same building, one of which shall be a Commercial Use and one of which shall be a Residential Use. All separate uses shall be allowed by-right in the applicable zoning district.
B. Vertical arrangement. Any Commercial Use shall be located on the ground floor, and all Residential Uses shall be located above the ground floor.
C. Building height compliance. The building shall comply with the maximum height and all applicable site development standards of the zoning district in which the use is located.
D. Access and circulation. Loading, service, refuse, and building utilities shall be located and designed to avoid conflict with pedestrian access and to minimize impacts on adjacent residentially used property.
E. Separated entrances. Residential dwelling units shall have a separate, secured entrance that is independent from commercial customer entrances.

3.4.3 Live-Work Unit

A. Allowed format. A Live-Work Unit shall consist of one dwelling unit that includes integrated work space within the same unit or on the same lot, occupied and operated by at least one resident of the dwelling unit.
B. Residential remains primary. The residential component shall remain the primary use and function of the unit, and the work component shall be clearly incidental and subordinate.
C. No external impacts. A Live-Work Unit shall not generate impacts beyond those typical of a dwelling unit, including excessive traffic, parking demand, noise, odor, vibration, glare, or outdoor storage.
D. Customer access limits. Customer visits shall be permitted only by appointment, and the use shall not function as a high-turnover retail establishment.
E. No hazardous or industrial activity. Uses involving hazardous materials beyond normal household quantities, repair bays, vehicle service, or industrial fabrication are prohibited.

3.4.4 Civic Hub

A. Use composition. A Civic Hub shall include an Institutional or Public Use as a principal component of the development and may include accessory or supporting Commercial Uses that are customarily incidental to and supportive of the primary civic function.
B. No auto-intensive principal uses. Automotive sales, automotive service, automotive body repair, fuel service, self-storage, and heavy industrial uses are prohibited as part of a Civic Hub.
C. Pedestrian orientation. The primary building entrance shall be oriented to a public street or to a clearly defined pedestrian route connecting to a public street or shared parking area.
D. Outdoor gathering areas. Outdoor plazas, seating, courtyards, or similar civic spaces are permitted and shall be designed to avoid conflicts with required parking, loading, emergency access, and accessible routes.
E. Parking and circulation. Vehicle access, drop-off areas, and service/loading areas shall be designed to minimize conflicts with pedestrians and avoid creating unsafe circulation patterns.

3.5.1 Automotive Body Repair

A. Enclosure required. An automotive body repair use, where allowed, shall operate all activities related to the use within a completely enclosed structure.

B. Screening required. Any area used for temporary vehicle staging shall be screened from public rights-of-way and adjacent residential districts by a continuous fence, wall, and/or landscaped buffer as determined by the Zoning Administrator.

3.5.2 Automotive Fuel Service

A. Development standards. Automotive fuel services shall be subject to the following:
(1) All fuel pumps and service islands shall meet the site development standards of the applicable zoning district.
(2) The outermost edges of all protective canopies shall comply with all yard and setback requirements of the applicable zoning district.

B. Minimum setbacks. Where a proposed fuel pump or service island abuts a lot with a dwelling, the minimum setback shall be 50 feet from such abutting lot lines.

3.5.3 Automotive Recycling Facility

A. Minimum lot area. The minimum lot area shall be 10 acres.

B. Location restrictions. Automotive recycling facilities shall not be permitted within 300 feet of a residential zoning district boundary.

C. Screening required. Any outdoor storage, including vehicle storage, shall be screened from public rights-of-way and adjacent residential districts by a continuous fence, wall, and/or landscaped buffer as determined by the Zoning Administrator.

3.5.4 Automotive Sales or Rental

A. Minimum lot size. The minimum lot size for an automotive sales or rental use is 5 acres.

B. Sales office building required. A sales office building shall be located on the same lot as the automotive sales or rental use, having a minimum floor area of 1,000 square feet, and being built on a permanent foundation to commercial building standards.

C. Parking surface standards. All vehicles must be parked on a solid paved surface of concrete or asphalt with perimeter curbing, buffering, landscaping, parking lot striping, and other similar aesthetic and/or safety requirements.

D. Inoperable and junk equipment prohibited. Inoperable or junk motor vehicles, boats, recreational vehicles, and trailers are not permitted on site. All repair and detailing beyond washing shall be completed in an enclosed building or off site.

E. Parking standards apply. Parking for the display of vehicles for sale or lease must conform to the standards for off-street parking as provided in Section 4.7 – Parking, Loading, and Circulation. Parking provided to meet the requirements of Figure 4.7.5-A – Sight Triangle shall not be used for parking display vehicles for sale or lease.

F. Screening required. Where an automotive sales or rental use abuts a residentially zoned or residentially used property, a buffer shall be provided, consisting of a continuous fence, wall, and/or landscaped buffer as determined by the Zoning Administrator.

3.5.5 Automotive Service

A. Enclosure required. All vehicle repair and service activities shall occur within a completely enclosed structure.

B. Screening required. Where an automotive service use abuts a residentially zoned or residentially used property, a buffer shall be provided, consisting of a continuous fence, wall, and/or landscaped buffer as determined by the Zoning Administrator.

C. Prohibited accessory activities. Vehicle dismantling, salvage operations, and long-term vehicle storage are prohibited as accessory activities to automotive service.

D. Vehicle sales prohibited. The display, advertising, offering for sale, or sale of motor vehicles on the premises shall be prohibited as part of an automotive service use. Vehicles shall not be displayed for sale in parking areas, drive aisles, or other outdoor areas.

3.5.6 Automotive Wash

3.6.1 Alternative Financial Service

A. Township-wide limitation on the number of such uses. The number of alternative financial service uses operating within the township shall not exceed 1 such use per 10,000 inhabitants residing in the township. The applicant of a Zoning Certificate for an alternative financial service shall demonstrate that the issuance of an approved Zoning Certificate would not increase the number of alternative financial services uses operating within the township at the time of application above this threshold and may rely on the most recent decennial census.

B. Minimum separation required.
(1) Alternative financial services shall not be located within 1,000 feet from any lot containing a separate alternative financial service.
(2) Alternative financial services shall not be located on lots that are less than 200 feet from any lot within a residential zoning district.

3.6.2 Art Studio or Classroom

3.6.3 Bank or Financial Institution

3.6.4 Bar, Micro-Brewery, or Micro-Distillery

A. Minimum setbacks. This use may be conditionally allowed in the Neighborhood Mixed (NBM) Zone when there is a minimum setback of 50 feet from all lot lines that are adjacent to a residential zoning district. Such a setback shall apply to all parking areas and structures, except fences.

3.6.5 Brewery or Distillery

3.6.6 Broadcasting & Streaming Studio

3.6.7 Cannabis Dispensary

A. Applicability. This section applies to any Cannabis Dispensary operating in accordance with Ohio law. All such dispensaries shall be licensed by the State of Ohio and shall comply with all applicable state and local regulations.

B. Operation type.
(1) Medical and non-medical dispensaries may conditionally operate in all Avenue Mixed zoning districts of Colerain Township.
(2) Dispensaries shall not be permitted in Planned Districts or any overlay districts.

C. Hours of operation. Dispensary operations shall be permitted only between the hours of 9:00 a.m. and 9:00 p.m.

D. Dispensary quantity restriction. Only 1 Cannabis Dispensary shall be allowed per every 25,000 residents in Colerain Township. This population base will be determined based on recent, official population records available to the Township at the time of the determination, and without reference to the 10-year Census Bureau update.

E. Development agreement required. Every Cannabis Dispensary operator shall be required to enter into a Development Agreement with Colerain Township as a condition to conditional use zoning approval. No Cannabis Dispensary shall obtain a zoning permit from Colerain Township's Planning and Zoning Department until a Development Agreement has been executed between the dispensary operator and the Township. The Development Agreement will outline expectations for design, public improvements, compliance assurances, and any other terms necessary to promote long-term alignment with Township objectives, and the public health, safety and general welfare.

F. Buffer required.
(1) No Cannabis Dispensary shall be located within 750 feet of the boundaries of a parcel containing a school, church, public library, public playground, or public park.
(2) There shall be a minimum distance of 750 feet between cannabis dispensaries.

G. Outdoor displays and storage. No cannabis paraphernalia or product advertisements shall be visible from the building exterior, including through windows or on any exterior surfaces.

H. Site readiness requirements. Prior to the commencement of any new use or occupancy of a site, the following requirements shall apply to ensure zoning compliance and visual consistency throughout the Township:
(1) Façade compliance. A business shall not occupy an existing building unless the building undergoes a complete façade renovation, where applicable, to bring the exterior appearance into full compliance with the current zoning resolution.
(2) Parking lot compliance. The existing parking lot shall undergo complete renovation, where applicable, to meet the design, surfacing, landscaping, and dimensional standards of the current zoning resolution.
(3) Signage compliance. All nonconforming signage on the lot shall be permanently removed prior to the opening of the business. All new or replacement signs shall comply fully with the signage standards of the current zoning resolution.

3.6.8 Contractor Services & Supply

A. Indoor operations required. All principal business operations shall occur within a completely enclosed building, except for permitted outdoor storage areas as provided herein.

B. Outdoor storage limitations. Outdoor storage shall be permitted only as an accessory component of the use and shall be limited to equipment, vehicles, materials, and supplies customarily associated with a licensed contractor or trade business. Outdoor storage of refuse, junk, scrap, dismantled or inoperable vehicles or equipment is prohibited.

C. Screening required. Any outdoor storage, including vehicle or equipment parking areas used for business purposes, shall be fully screened from public rights-of-way and from adjacent residentially zoned or residentially used properties by a continuous opaque fence or wall and supplemental landscaping.

D. Location of outdoor storage. Outdoor storage shall not be located within any required front yard and shall not be located between the principal building and any public street.

E. Setbacks for outdoor storage. Outdoor storage areas shall be set back a minimum of 50 feet from any residentially zoned or residentially used lot line.

3.6.9 Day Care Facility

3.6.10 Distribution Facility

3.6.11 Entertainment Venue

3.6.12 Event Venue

3.6.13 Fireworks Manufacturing

3.6.14 Fireworks Retail Sales

3.6.15 Funeral & Memorial Service

3.6.16 Greenhouse & Nursery

3.6.17 Health & Fitness Venue

3.6.18 Heavy Industrial

3.6.19 Hotel or Motel

3.6.20 Laboratory

3.6.21 Light Industrial

3.6.22 Fabrication Retail

3.6.23 Massage Parlor

3.6.24 Medical Office or Clinic

3.6.25 Mobile Food Vendor

A. Zoning Certificate required. A Mobile Food Service Unit shall obtain and maintain a valid Township Zoning Certificate prior to operation. Certificates shall be issued annually and kept in the unit and produced upon request.

B. Permitted locations. Mobile Food Service Units may operate only in approved zoning districts and with written permission from the property owner or applicable public agency. Operation on private property is permitted within the AMN, AMC, AMS, NBM, and LIT Districts; operation within the RER, SUR, and MUR Districts is permitted only when conducted as part of a Township-approved One-Time Special Event (OTSE).

C. Required approvals. Zoning Certificate applications shall include: (1) current Hamilton County Public Health license; (2) Fire Department approval; and (3) proof of registration and $1,000,000 liability insurance.

D. Location standards. MFSUs shall not operate within the public right-of-way, required buffers, or sight triangles; shall not block sidewalks, driveways, entrances, circulation aisles, or fire lanes; shall be at least 15 feet from hydrants, 5 feet from building entrances/ramps/driveways, and 10 feet from other MFSUs; and shall be located at least 100 feet from any restaurant entrance or outdoor dining area unless waived in writing by the restaurant owner. Where a site abuts a residential zoning district, applicable residential setbacks shall apply. Outside of an OTSE, no more than two (2) MFSUs may operate on a site of ½ acre or less, three (3) on sites over ½ acre up to 1 acre, and four (4) on sites over 1 acre.

3.6.26 Off-Premises Sign

A. Zoning certificate required. A Zoning Certificate shall be required for off-premises signs.

B. Additional or accessory uses prohibited. Off-premises signs shall not be located on a lot that contains another principal use or structure. Accessory uses shall not be permitted on lots that contain an off-premises sign.

C. Dimensional and design standards. Off-premises signs shall be subject to the provisions of Table 3.5.26-A: Off-Premises Signs Standards.

Type of Standard	Requirement
Number of Off-Premises Signs (max.)	1 per lot (One or two sided)
Sign Area (max.)	Bulletin – 300 sq. ft. Poster – 150 sq. ft. Junior Poster – 75 sq. ft.

Type of Standard	Requirement
Sign Height (max.)	25 feet
Sign Setback (min.)	500 feet from any recorded subdivision or lot less than 1 acre in size within a residential zoning district. Shall meet the minimum setback requirement of the applicable zoning district.
Spacing between Signs (min.)	2,500 feet when adjacent to any Freeway or Expressway 2,000 feet when adjacent to any Major Arterial, Minor Arterial, Major Collector, or Minor Collector

E. Landscaping radius. The base of all Off-Premise signage shall include landscaping at the base of all sign structures having a radius of no less than 5 feet length. This area/s shall be effectively landscaped with living plant material and with the use of permanent shrubs, groundcover, or other ornamental plantings. Annuals and perennials are permitted in combination with permanent plant materials. The average initial height of the plantings shall be 24" minimum.

F. Lighting. Lighting of off-premises signs shall be prohibited except:
(1) Where such lighting is effectively shielded to prevent direct or indirect casting of light on any portion of the street or highway; and
(2) Where such lighting is of low intensity or brilliance as to not cause glare or impair the vision of a driver or otherwise interfere with a driver's operation of a motor vehicle.

G. Electrically activated off-premises signs. Electrically activated off-premises signs are prohibited.

H. State highway controls. Off-premises signs located adjacent to interstate or primary highways shall comply with Ohio Revised Code Chapter 5516 and all rules and permit requirements administered by the Ohio Department of Transportation. Nothing in this Section shall be interpreted to permit an off-premises sign in a location where such sign is prohibited by state or federal law, or to expand the areas where off-premises signs may be permitted.

3.6.27 Personal Service

3.6.28 Professional or Business Office

3.6.29 Radio Antenna - Commercial

3.6.30 Restaurant

3.6.31 Retail

3.6.32 Self-Storage Facility

A. Zoning certificate required. A Self-Storage Facility shall require a Zoning Certificate and site plan approval prior to establishment, expansion, or conversion of any building to self-storage.

B. Permitted format. Self-storage shall be permitted only as an enclosed, indoor facility within a completely enclosed building. Outdoor storage is prohibited.

C. Prohibited accessory activities. The following are prohibited as part of, or accessory to, a self-storage facility:
(1) Outdoor storage of any kind, including but not limited to vehicles, recreational vehicles, boats, trailers, construction equipment, or materials;
(2) Vehicle sales, vehicle repair, detailing, or service;
(3) Auction operations or on-site sales events;
(4) Freight terminals, trucking operations, dispatch, or contractor staging;
(5) Residential occupancy, lodging, or overnight stays.

D. Minimum lot size. A self-storage facility shall be located on a lot containing a minimum of five (5) acres.

E. Street-facing façade standards. Roll-up doors shall not face a public right-of-way, except where internalized and screened from view by architectural features.

3.6.33 Service Commercial

3.6.34 Small Cellular Communications Facility

A. Applicability. Small Wireless Facilities may be installed in the public right-of-way, utility easements, or on private property, subject to ORC Chapter 4939, applicable federal law, and this Section. These standards are objective and shall not be applied to prohibit or effectively prohibit service.

B. Preferred Locations. Co-location on existing support structures is required where feasible. New or replacement structures are permitted only where co-location is not feasible or where allowed as a lawful replacement.

C. Design. Facilities shall use stealth design and minimize visual impacts by concealing equipment, conduit, and wiring to the maximum extent feasible, screening any ground equipment, maintaining a neat appearance, and matching the existing structure in color and scale where practicable. Signage is limited to required safety/ID.

D. Safety and Operations. Facilities shall not obstruct sight distance, impede pedestrian/vehicular movement, or block access to utilities, sidewalks, drainage, curb ramps, or emergency access. Lighting is prohibited except where integrated into a streetlight or required by law. Facilities shall not produce noise audible at the property line, shall meet applicable codes, and shall not interfere with public safety communications.

E. Abandonment/Removal. Facilities unused for twelve (12) months shall be removed within one hundred eighty (180) days after Township notice, unless extended for transfer or coordinated removal.

F. Definitions and Administration. Terms shall have the meanings in ORC Chapter 4939. Complete applications shall be acted upon within applicable state and federal timeframes.

3.6.35 Tattoo Studio

3.6.36 Telecommunications Towers

A. Applicability. This Section regulates telecommunications towers and related facilities to the fullest extent permitted by law. Telecommunications towers proposed in residential zoning districts shall be reviewed and processed in accordance with ORC 519.211, as amended. Nothing in this Section shall be construed to conflict with applicable federal law, including FCC regulations.

B. Residential Notice and Review. Where required by ORC 519.211, the applicant shall provide certified-mail notice to the Township and affected property owners, and the application shall be subject to Board of Zoning Appeals review and procedures in accordance with ORC 519.211.

C. Standards. All towers subject to Township review shall comply with the following:
(1) Co-location. Existing towers and structures shall be used to the maximum extent feasible, including modification where feasible.
(2) Siting. The proposed location shall be the least intrusive feasible option, with preference for nonresidential zoning districts where practicable.
(3) Lighting. Prohibited unless required by the FAA or other authority having jurisdiction.
(4) Setbacks. Minimum 100 feet from all lot lines, unless reduced based on documented engineering addressing fall-zone and safety impacts.
(5) Screening. Equipment areas shall be screened from adjacent residentially zoned or used properties.
(6) Agency Compliance. The applicant shall provide evidence of compliance with applicable FAA/FCC requirements and other required approvals.
(7) Removal. Facilities shall be removed within twelve (12) months after cessation of operations upon written Township notice; a decommissioning plan and owner/operator contact information shall be provided.
(8) Access. Access drives and equipment areas shall maintain safe emergency and maintenance access.
(9) Signage. Limited to safety, warning, and identification signage.

D. Expert Review. The Township may retain qualified experts to review technical submissions at the applicant's expense, limited to reasonable and necessary costs consistent with applicable law.

E. Micro Antennas / Small Wireless. Micro antennas on existing structures are permitted when concealed to the maximum extent feasible. Small wireless facilities in the public right-of-way shall comply with Section 3.5.34 and ORC Chapter 4939.

3.6.37 Tobacco Retail

A. Tobacco retail quantity restriction. Only 1 Tobacco Retail establishment shall be allowed per every 10,000 residents in Colerain Township. This population base will be determined based on recent, official population records available to the Township at the time of the determination, and without reference to the 10-year Census Bureau update.

3.6.38 Type-A Family Day Care Home

3.6.39 Type-B Family Day Care Home

3.6.40 Vendor Market

A. Zoning certificate required. A Zoning Certificate is required for a vendor market operating on private property for more than ten (10) days in any calendar month on the same site.

B. Compliance required. All vendors shall comply with applicable federal, state, county, and Township requirements, including any required health department licensing.

C. Safety and access. Vendor markets shall not block required parking, drive aisles, fire lanes, sidewalks, building entrances, or required access for emergency vehicles.

D. Parking and circulation. Adequate on-site parking and circulation shall be provided to prevent spillover parking or queuing onto public roads.

3.7.1 Active Park & Recreational Facility

3.7.2 Cemetery

A. Minimum lot area. Cemeteries shall have a minimum lot area of 20 acres.

B. Minimum setbacks. All chapels, mausoleums, accessory structures, or other structures associated with cemeteries shall be located a minimum of 100 feet from all lot lines in or abutting a residential zoning district.

C. Setbacks apply to gravestones and grave markers. Gravestones or grave markers shall meet applicable setback requirements.

3.7.3 Educational Facility - Higher Learning

A. Minimum setbacks. All buildings, activity areas, and parking areas shall be set back a minimum of 50 feet from all lot lines when located within or adjacent to a residential zoning district.

3.7.4 Educational Facility - Non-Higher Learning

A. Minimum setbacks. All buildings, activity areas, and parking areas shall be set back a minimum of 50 feet from all lot lines when located within or adjacent to a residential zoning district.

3.7.5 Essential Service or Utility

3.7.6 Government & Public Use

3.7.7 Hospital

3.7.8 Indoor Recreation Facility

3.7.9 Nature Park & Conservation Area

3.7.10 Private Recreational Facility

3.7.11 Religious Place of Worship

A. Minimum setbacks. All buildings, activity areas, and parking areas shall be set back a minimum of 50 feet from all lot lines when located within or adjacent to a residential zoning district.

3.7.12 Solid Waste Facility

3.8.5 Accessory Dwelling Unit

A. Allowed location and number of accessory dwelling units. Up to one accessory dwelling unit shall be allowed per lot in residential zoning districts and in zoning districts where a principal dwelling unit is permitted, subject to the standards of this Section.

B. Prohibited locations. Accessory dwelling units are prohibited in the following zoning districts:
(1) Light Intensity Industry (LIT);
(2) Greenspace, Open Space, Recreation (GOR); and,
(3) Sanitary Landfill (SLF).

C. Residential zoning districts. Accessory dwelling units within residential zoning districts:
(1) May be created through new construction, conversion of an existing structure, addition to an existing structure, or conversion of a qualifying existing house to a garden cottage while simultaneously constructing a new primary dwelling on the site; and,
(2) Are exempt from the residential density standards of this Zoning Resolution; and,
(3) Shall not have a separate address from the principal dwelling unit on the lot.

D. Commercial zoning districts. Accessory dwelling units within commercial zoning districts:
(1) Shall be located on the same lot as the principal use; and
(2) May be located in a separate building from the principal building.

3.8.6 Accessory Off-Street Parking

A. Accessory off-street parking area(s) having more than 1,800 square feet of area and/or 5 or more parking spaces require the submission of a Master Parking Plan.

3.8.7 Short-Term Rentals

3.8.8 Carports

A. Location standards – attached. Carports which are permanently affixed to the principal structure shall be located in the rear or side yards, but outside of the required rear yard and required side yard.

B. Location standards – detached. Carports which are not permanently affixed to the principal structure shall be located in the rear yard only.

C. Construction. Carports must be constructed of a rigid material.

D. Compatibility. Carports attached to the existing principal structure must be architecturally compatible with said principal structure.

E. Prohibited locations. Carports shall be prohibited in commercial districts or upon commercially used lots in residential districts.

3.8.9 Decks, Porches, & Concrete Pads

A. Concrete pads. Concrete pads may be built to the property line, so long as all applicable impervious surface ratio requirements are met.

B. Detached decks and porches. Decks or porches in rear yards that are not attached to a primary or accessory structure, whether covered or uncovered, shall be considered accessory structures and shall meet the applicable accessory structure requirements of this Resolution.

C. Attached uncovered decks and porches. Decks or porches in side or rear yards that are uncovered and attached to a primary or accessory structure shall be considered accessory structures and shall meet the applicable accessory structure requirements of this Resolution.

D. Attached covered decks and porches. Decks or porches in side or rear yards that are covered and attached to a primary or accessory structure shall be considered additions and shall meet the applicable site development standards of this Resolution.

E. Front porches and decks. Decks or porches that are built on the front of a primary structure shall not protrude further than ten feet into the front yard of the property and shall meet the applicable site development standards of this Resolution.

3.8.10 Electric Vehicle Charging Stations

A. Applicability. Any off-street parking space may be equipped with an electric vehicle charging station.

B. Impact. The presence of an electric vehicle charging station shall not impact the principal use of a lot.

C. Use determination. An electric vehicle charging station shall be considered an accessory use of a parking lot, a parking structure, or a side yard or rear yard parking pad.

3.8.11 Home Occupation

A. Purpose. Home occupations are permitted to support remote work and small-scale business activity that is incidental to residential living and maintains the appearance and function of a dwelling.

B. Eligibility. A home occupation shall be conducted only within a dwelling unit or an accessory structure on the same lot and shall be operated by a resident of the dwelling as their primary residence.

C. Scale and intensity. A home occupation shall remain clearly subordinate to the residential use of the property and shall not occupy more than 25% of the gross floor area of the dwelling and accessory structures combined.

D. Neighborhood compatibility. A home occupation shall not:
(1) Create noise, vibration, glare, fumes, or other nuisance impacts detectable beyond the property line;
(2) Include outdoor storage or outdoor display of materials, equipment, or merchandise;
(3) Require parking in excess of what is customarily provided for a dwelling, or create regular parking conflicts on adjacent streets; or
(4) Involve the dispatching of employees or vehicles from the site as a place of assembly.

E. Customers and deliveries. Customer visits are permitted by appointment only, provided they remain incidental and do not create operational impacts. Deliveries shall be limited to typical residential carrier service.

F. Employees. No more than one (1) non-resident employee may be on-site at any time.

G. Prohibited home occupations. The following are prohibited as home occupations:
(1) Vehicle repair or automotive body work;
(2) Outdoor storage, salvage, or equipment yards;
(3) Uses requiring industrial ventilation or processing equipment; and
(4) Any illegal activity.

(5) Uses that involve controlled substances.

3.8.12 Outdoor Sales & Storage

A. Applicability. This Subsection applies to any outdoor area used for the sale, display, or storage of goods or materials as part of a nonresidential use, except where such area has been approved as part of an approved site plan or development plan.

B. Prohibited locations. Outdoor sales and storage shall not be located within the public right-of-way, required setbacks, required buffers, required landscaping areas, required parking spaces, fire lanes, drive aisles, sight-distance triangles, sidewalks, or other required pedestrian routes.

C. Residential lots. Outdoor sales and storage are prohibited on lots used primarily for one-unit or two-unit dwellings, **except for the noncommercial sales of personal household items**.

D. Zoning Certificate required. A Zoning Certificate shall be required prior to establishing or expanding an outdoor sales or storage area. The application shall include a site plan identifying the location and extent of the proposed area.

E. Outdoor dining. Outdoor dining areas accessory to a restaurant or food service use are permitted and shall not obstruct required access, circulation, fire lanes, or accessible routes.

3.8.13 Private Kennel

A. Yard requirement. Exterior enclosures of private kennels for household pets shall be located in the rear yard.

B. Minimum setbacks. All indoor animal care areas and outdoor activity areas shall be located a minimum of 50 feet from any residentially zoned lot line, and a minimum of 20 feet from all other lot lines.

3.8.14 Radio Antenna - Non-Commercial

A. No Zoning Certificate shall be required for a non-commercial radio antenna.

B. Maximum height. Amateur radio antennas are permitted as an accessory structure in residential zoning districts. Antennas shall comply with the maximum height of the applicable zoning district, except that the Township shall reasonably accommodate amateur radio communications consistent with federal law.

C. Minimum setbacks. Antennas shall be set back from all lot lines a minimum distance equal to the height of the antenna.

3.8.15 Roadside Stand

A. Operation limits. A use shall only qualify as a roadside stand if 25% or more of the gross income received from the stand is derived from produce raised on farms owned or operated by the market operator in a normal crop year.

B. Maximum size. The structure from which a roadside stand operates shall not exceed 1200 square feet in area.

C. Required setbacks. The structure and any parking associated with a roadside stand shall be set back at least 20 feet from all lot lines.

3.8.16 Satellite Dish Antenna

A. Exempt antennas. Satellite dish antennas forty (40) inches or less in diameter shall be permitted in all zoning districts and shall not require a Zoning Certificate.

B. Large ground-mounted antennas. Ground-mounted satellite dish antennas greater than forty (40) inches in diameter shall require a Zoning Certificate and shall be located in the rear yard and set back a minimum of 10 feet from all lot lines.

C. Federal compliance. This Section shall be interpreted and applied in a manner consistent with applicable federal requirements for over-the-air reception devices.

3.8.17 Solar Panels

A. Permitted. Solar energy equipment is permitted as an accessory use in all zoning districts where the principal use is permitted.

B. Installation. Solar energy equipment shall be installed and maintained in compliance with applicable building and electrical codes and manufacturer specifications.

C. Roof-mounted systems. Roof-mounted solar panels shall not extend above the ridgeline of the roof.

D. Ground-mounted systems. Ground-mounted solar panels shall not exceed 20 feet in height and shall comply with applicable accessory structure setback requirements of the zoning district.

E. Removal. Solar energy equipment that is nonfunctioning or abandoned for 12 consecutive months shall be removed within 90 days after notice by the Township.

3.8.18 Small Wind Energy Conversion System

A. Permitted. Small Wind Energy Systems are permitted as an accessory use in zoning districts where the principal use is permitted, subject to the standards of this Section.

B. Zoning Certificate required. A Zoning Certificate shall be required prior to installation.

C. Height and setbacks. A Small Wind Energy System shall not exceed 60 feet in total height and shall be set back from all lot lines a minimum distance equal to the total height of the system.

D. Lighting. Lighting is prohibited except as required by the FAA.

E. Abandonment and removal. A system that is nonfunctioning or abandoned for 12 consecutive months shall be removed within 90 days after notice by the Township.

3.8.19 Swimming Pool, Lake, or Bathhouse

A. Location. Outdoor swimming pools shall be located in the rear yard.

B. Setbacks. Outdoor swimming pools shall be set back a minimum of 10 feet from all lot lines. Setbacks shall be measured from the property line to the nearest water's edge of the pool.

C. Height. Pool walls, decks, and associated enclosures and appurtenances shall not exceed 6 feet above finished grade, except as otherwise permitted by applicable building codes.

D. Septic systems. Outdoor swimming pools shall not be constructed over septic tanks, leach fields, or other on-site sewage disposal components.

3.8.20 Wood Furnace - Outdoor

A. Setbacks. An outdoor wood furnace shall be located a minimum of 25 feet from all lot lines and 100 feet from any dwelling on an adjoining lot.

B. Chimney. The chimney shall have a minimum height of 20 feet above grade.

3.9.6 Charitable Donation Container

A. Annual Zoning Certificate required. A charitable donation container shall require an annual Zoning Certificate prior to placement and operation on any lot.

B. **Permitted Locations.** Charitable donation containers are permitted only on **nonresidentially used lot**s containing an **existing lawful principal use**, including an **approved conditional use** or a **legally nonconforming conditional use**. Charitable donation containers are **prohibited** on **vacant lots** and on lots containing a **vacant principal building**.

C. Location standards. Charitable donation containers shall not be located within the public right-of-way, required buffers, fire lanes, drive aisles, accessible routes, or required parking spaces, and shall not obstruct safe pedestrian or vehicular circulation.

D. Quantity. No more than two (2) charitable donation containers shall be permitted on any lot.

E. Required labeling. Each container shall display, in a legible manner, the name and telephone number of the operator responsible for servicing the container.

F. Exterior dumping prohibited. Donated materials shall be contained entirely within the container. The accumulation of items outside the container is prohibited.

G. Maintenance and removal. Charitable donation containers shall be maintained free of litter and overflow. Upon notice by the Township, the operator and/or property owner shall service or remove the container and any associated debris within seventy-two (72) hours.

3.9.7 Temporary Entertainment Building

A. Zoning Certificate required. A Zoning Certificate shall be required prior to the placement or operation of any Temporary Entertainment Building, except:

(1) A Temporary Entertainment Building approved as part of a OTSE **shall not be required to obtain a separate Zoning Certificate**.

B. Permitted locations. Temporary Entertainment Buildings are permitted only on lots containing an existing lawful principal use, or as part of a Township-approved special event.

C. Location standards. Temporary Entertainment Buildings shall not be located within the public right-of-way, required setbacks, required buffers, fire lanes, drive aisles, accessible routes, or required parking spaces unless otherwise approved as part of the Zoning Certificate.

D. Duration. A Temporary Entertainment Building shall be permitted for a maximum of thirty (30) days, with one (1) administrative extension of up to thirty (30) additional days.

E. Removal. All temporary structures, equipment, and associated materials shall be removed within seven (7) days following the end of the approved period.

3.9.8 Temporary Incidental Construction Building

A. Zoning Certificate required. A Zoning Certificate shall be required prior to the placement or operation of any Temporary Incidental Construction Building, except:

(1) A Temporary Incidental Construction Building approved as part of a OTSE **shall not be required to obtain a separate Zoning Certificate**.

B. Applicability. Temporary Incidental Construction Buildings are permitted only in connection with an active, valid building permit, zoning approval, or approved site improvement project on the same lot.

C. Location standards. Temporary Incidental Construction Buildings shall not be located within the public right-of-way, required setbacks, required buffers, fire lanes, drive aisles, accessible routes, or required parking spaces.

D. Duration. Temporary Incidental Construction Buildings may remain on-site for the duration of active construction and shall be removed within thirty (30) days following final inspection, certificate of occupancy, or completion of the approved work, as applicable.

3.9.9 Temporary Storage Container

A. Zoning Certificate required. A Zoning Certificate shall be required prior to the placement of any Temporary Storage Container, except:

(1) A Temporary Storage Container approved as part of a OTSE **shall not be required to obtain a separate Zoning Certificate**.

(2) A Temporary Storage Container placed on a lot for fewer than fourteen (14) consecutive days shall not require a Zoning Certificate.

B. Permitted locations. Temporary Storage Containers are permitted only on lots containing an existing lawful principal use.

C. Location standards. Temporary Storage Containers shall not be located within the public right-of-way, required setbacks, required buffers, fire lanes, drive aisles, accessible routes, or required parking spaces, and shall not obstruct safe pedestrian or vehicular circulation.

D. Duration. Temporary Storage Containers shall be permitted for a maximum of:
(1) thirty (30) days on lots in residential zoning districts; and
(2) ninety (90) days on lots in nonresidential zoning districts.
One (1) administrative extension may be approved where associated with active construction, restoration, or similar temporary conditions.

E. Removal. Temporary Storage Containers shall be removed within seven (7) days following expiration of the approved period.

3.9.10 Temporary Tent for Outdoor Displays or Sales

A. Zoning Certificate required. A Zoning Certificate shall be required prior to the placement or operation of any Temporary Tent for Outdoor Displays or Sales, except:

(1) A Temporary Tent for Outdoor Displays or Sales approved as part of a OTSE **shall not be required to obtain a separate Zoning Certificate**.

B. Permitted locations. Temporary Tents for Outdoor Displays or Sales are permitted only on lots containing an existing lawful principal use in nonresidential zoning districts.

C. Location standards. Temporary tents and associated display areas shall not be located within the public right-of-way, required setbacks, required buffers, fire lanes, drive aisles, accessible routes, or required parking spaces unless otherwise approved as part of the Zoning Certificate.

D. Duration. Temporary tents for outdoor displays or sales shall be permitted for a maximum of fourteen (14) consecutive days, with a maximum of sixty (60) total days per calendar year per lot.

E. Removal. All tents, display materials, and associated equipment shall be removed within forty-eight (48) hours following the end of the approved period.

Article 7 – Glossary of Terms

Kennel: Private Kennel. The home and premises of a Hobby Breeder.

~~See Subsection 3.4.30 – Private Kennels.~~

Small Cellular Telecommunication Facility. Cellular Telecommunications Towers between eight and 30 feet in height, including Distributed Antenna Systems (DAS) and small cells sites, communication nodes, antennas, fiberoptic cables, radio transceivers, and any additional equipment associated with transmission, which are typically used to supplement the service of, and reduce the need for additional, larger telecommunications towers. (See ~~Subsection 3.4.40 –~~ Telecommunications Towers)

Outdoor Storage. The keeping of any goods, materials, merchandise, or vehicles outside of a structure or building for more than 48 consecutive hours. Outdoor storage shall not include Vehicles parked in Parking Spaces, tool rental establishments, greenhouses, or other uses where the sale of the merchandise is the primary use of the property pursuant to ~~Subsection 3.4.28 – Outdoor Display, Sales, and Storage~~ this Resolution.

Roadside Stand. The use of any land or a Structure for the sale of produce ~~in accordance with the provisions of Subsection 3.4.33 – Roadside Stand~~.

Short-Term Rentals. A residential dwelling unit, or part a residential dwelling unit, with fewer than five rooms which may or may not allow access to all rooms of the unit with a universal key or key card, that is catered and marketed to public consumers for a predetermined rental fee on a hosting website, application, or other online source, where the owner of the property shall not be present during the guests stay and meals are not prepared and served by the owner. Such units are advertised and rented out typically for a period of seven to fourteen days, but no more than thirty consecutive days.

Vertical Mixed – Small. A mixed-use building that contains ground-floor Commercial Use(s) with one (1) or more floors of Residential Use located above, where the uses are contained within the same structure and are designed and operated as a unified development.

Vertical Mixed – Large. A mixed-use building of greater intensity that contains ground-floor Commercial Use(s) with multiple upper floors of Residential Use located above, within the same structure, and designed as a unified development subject to the height and site development standards of the applicable zoning district.

Live-Work Unit. A dwelling unit that includes both residential living area and integrated workspace for a business, profession, or occupation conducted by a resident of the unit, where the work component is incidental and subordinate to the residential use and does not alter the residential character of the property.

Civic Hub. A site or building organized around an Institutional or Public Use that serves the community (such as government, education, library, cultural, public safety, or similar civic functions), and that may include supporting Commercial Uses that are incidental and complementary to the primary civic purpose, integrated into a unified development.

Staff & Hearing Information

Department:	Planning & Zoning
Staff:	David Peters, Zoning Commission Administrator
Hearing Date:	January 20, 2026

Case Information

Case Title:	Use-Specific Substandards
Application Type:	Text Amendment

Comparison Document

3.1.4 – Comprehensive Use Permissions

A. Use permissions. The use permissions in Table 3.1.4-A: Comprehensive Use Permissions identify for each zoning district the principal uses, temporary uses, and accessory buildings, features, and uses that are allowed by right, allowed through a conditional use permit, allowed as an accessory use, allowed as a temporary use, or prohibited per the following key:

(1) A solid circle identifies a use as allowed through the approval of a Zoning Certificate within a specified zoning district.

(2) A half-filled circle identifies a use that is allowed only through approval of a conditional use permit pursuant to Subsection 6.5.3, ***and, where approved, a Zoning Certificate shall be issued as required by this Resolution.***

(3) A circled letter 'A' identifies a building, feature, or use that is allowed as an accessory use within a specified zoning district.

(4) A circled letter 'T' identifies a building or use that is allowed as a temporary use within a specified zoning district.

(5) A hyphen identifies a building, feature, or use that is prohibited within a specified zoning district.

B. Zoning Certificate Required. Unless expressly exempted by this Resolution, the establishment, commencement, expansion, or modification of any principal use, accessory use, temporary use, or site feature shown in Table 3.1.4-A shall require Zoning Certificate approval in accordance with Section 6.3.2.

3.2.1 Agricultural & Animal Keeping

A. Applicability. This section applies to the raising or keeping of animals for agricultural purposes, as defined by Ohio Revised Code §519.01. Agricultural uses that qualify for exemption under ORC §519.21 are not subject to zoning regulation except as permitted under applicable exceptions for platted subdivisions. The following standards apply to all non-exempt properties and any property seeking to keep animals not protected by agricultural exemption.

B. Subdivision Exceptions. In accordance with ORC §519.21:
(1) Agricultural uses are prohibited on lots smaller than one acre and located within a platted subdivision.
(2) On lots between one and five acres within a platted subdivision where 35 percent or more of the lots are developed, the keeping of animals for agricultural purposes may be regulated by the Township and is subject to this section.
(3) Adjacent parcels under the same ownership may be combined to meet acreage thresholds, provided the parcels are contiguous and recorded as such.

C. Animal Keeping Standards.
(1) Minimum Lot Size.
(i) No animals for agricultural purposes shall be kept on lots smaller than one acre. This provision does not apply to chickens, quails, or bees.
(ii) Acreage shall be rounded down and cannot be fractioned except where expressly permitted by this Section.
(iii) A maximum of six chickens is allowed on properties smaller than one acre, so long as the other requirements of this Resolution are met. For each additional half acre, three additional chickens are permitted.
(iv) Roosters are prohibited.
(v) Chickens shall be housed in a secure, enclosed coop and run, situated in the rear yard and set back a minimum of 20 feet from all property lines and 50 feet from the principal dwelling building of all adjacent properties.

(2) Small Livestock (e.g., goats, sheep, ducks, turkeys, geese, guinea fowl, and similar animals as determined by the Zoning Administrator).
(i) Permitted only in the Rural Estate Residential (RER) Zoning District.
(ii) No more than four small livestock per acre, up to a total of twelve animals per property.
(iii) All animals shall be enclosed within a fenced pasture or structure located at least 100 feet from all property lines.

(3) Large Livestock (e.g., horses, cows, alpacas, llamas, donkeys, mules, bison, and similar animals as determined by the Zoning Administrator).
(i) Permitted only in the Rural Estate Residential (RER) Zoning District.
(ii) Minimum lot size shall be five acres.
(iii) No more than three large livestock animals per 5 acres, with a maximum of six large animals per property.
(iv) Barns or stables shall be located at least 100 feet from all property lines.

(4) Beekeeping.
(~~v~~**i**) Permitted on lots of one acre or more in any zoning district.
(**i~~v~~**i) No more than two hives are permitted per acre, with a maximum of six hives per property.
(**i~~v~~**ii) Hives shall be located in the rear yard and set back a minimum of 100 feet from all property lines.

D. General Requirements.
(1) All animals shall be securely contained within the property boundaries by approved fencing or enclosures appropriate to the animal's size and behavior.
(2) Manure and waste shall be managed in a manner that prevents runoff, odor, and attraction of pests. Manure shall not be stored within 100 feet of any property line or waterway.
(3) Animal enclosures shall be maintained in a clean, sanitary condition and inspected regularly for structural integrity.
(4) Properties shall implement reasonable pest control practices to limit the presence of flies, rodents, and other nuisances.

E. Household Pets. This section does not apply to indoor household pets such as domesticated dogs, cats, and similar animals typically kept inside a home. Exotic or prohibited species, as regulated by local, state, or federal law, are not permitted.

F. Zoning Certificate Required. A valid Zoning Certificate must be obtained for the construction of any structure related to the keeping of animals, including but not limited to

coops, barns, sheds, and fencing, unless otherwise exempt under Section 6.3.2 of this Resolution.

G. Nonconforming Uses. Existing animal-keeping activities that exceed the limits of this section may continue as legal nonconforming uses, subject to the provisions of Article 5 of this Resolution.

3.2.2 Commercial Kennel

A. Minimum lot area. There shall be a minimum lot area of 5 acres required for commercial kennels.

B. Minimum setbacks. ~~All structures other than fences, exterior storage, refuse, or supplies associated with commercial kennels shall provide a setback that is a minimum of 100 feet from all lot lines.~~ **All indoor animal care areas and outdoor activity areas shall be located a minimum of 50 feet from any residentially zoned lot line, and a minimum of 20 feet from all other lot lines.**

3.2.3 Pet Services and Daycare

A. Minimum setbacks. All indoor animal care areas and outdoor activity areas shall be located a minimum of 50 feet from any residentially zoned lot line, and a minimum of 20 feet from all other lot lines.

3.2.4 Riding Stable

A. Minimum setbacks. ***All indoor animal care areas and outdoor activity areas shall be located a minimum of 50 feet from any residentially zoned lot line, and a minimum of 20 feet from all other lot lines.***~~All buildings, exterior storage, refuse, and supplies shall be set back a minimum of 100 feet from all lot lines.~~

B. Limit on the number of animals. A maximum of one animal unit shall be allowed per acre for a given property.

3.2.5 Veterinary Facility

A. Minimum setbacks. All structures, exterior storage, refuse, or supplies shall be set back a minimum of 100 feet from all lot lines.

3.3.1 Adult Group Facility - Small

3.3.2 Adult Group Facility - Large

3.3.3 Child Group Facility

A. Applicability. Except as expressly permitted under **S**~~s~~ection 5119.34 of the Ohio Revised Code, the standards contained in this section shall apply to Group Homes for Children, Adult Group Homes, and Adult Family Homes in a uniform manner and must be in accordance with Section 2967.14 and Section 3722 of the Ohio Revised Code.

~~B. Allowed districts. Shall only be permitted in the MUR Multi-Unit Residential district.~~

~~C~~**B**. Building character. All buildings in which this use is established shall be residential in character.

~~D~~**C**. Dwelling unit designation. Each dwelling unit in which a Halfway House or Community Residential Center is established shall be deemed to be a separate Halfway House or Community Residential Center.

~~E~~**D**. Spacing requirements. A Dwelling Unit in which a Halfway House or Community Residential Center is established shall not be closer than 600 feet to the next closest Dwelling Unit used as a Halfway House or Community Residential Center.

~~F~~**E**. Proof of permitting and code compliance. The Colerain Township Planning and Zoning Department, Code Department, Police Department, and Fire Department shall have the ability to request the custodial contract permitting the Halfway House or Community Residential Center for each individual resident. The owner/operator of a Halfway House or Community Residential Center must be able to provide proof that building and fire codes are adequately met and maintained. If the owner/operator is unable to provide this documentation within 14 days, the Zoning Administrator shall have the ability to revoke the Zoning Certificate granting allowance for the Halfway House or Community Residential Center. Township Staff shall have the ability to, upon request, inspect the interior of the property for compliance.

~~G~~**F**. Violations. Any violations to the Colerain Township Zoning Resolution, including the inability to provide proof of documentation, shall be subject to penalties as described in Article 5: Violations and Penalties.

~~3.3.4 Conservation Development~~

~~A. Applicability. Conservation developments provide for and encourage flexible and creative development techniques aimed toward providing a healthy and safe, natural, and built environment. The development of this use is encouraged within the Colerain Township Comprehensive Plan to conserve and protect the natural environment and rural character of the Township.~~

~~B. Property requirements. Conservation developments are subject to the following:~~
(1) Conservation developments are permitted where the subject lot(s) contains a minimum

~~of 20 contiguous acres, not separated by a road or other right-of-way prior to development;~~
~~(2) The development owner(s) must own in fee simple or have an option to purchase all lands within the conservation development;~~
~~(3) Any lawful ownership arrangement including, but not limited to, fee simple lots is permitted is allowed in an conservation development; and~~
~~(4) The arrangement of dwelling units shall comply with all development standards contained in the applicable zoning district or as modified in this Subsection.~~

~~C. Maximum allowed density. The maximum number of housing units allowed in conservation developments is determined using the minimum lot area required in the zoning district and is calculated per the following:~~
~~(1) Maximum allowed density = TSA / MLA x 90%. When this formula produces a fractional value, the output shall be rounded to the nearest whole number.~~
~~(2) TSA = Total site area in acres, excluding any area within existing public right-of-way or land that is subject to an existing conservation easement. The total site area also does not include any area occupied by lakes or ponds that are greater than 1 acre in size.~~
~~(3) MLA = Minimum lot area in acres required in a given zoning district. For areas subject to the Hillside Development Overlay regulations, the density calculations in this Resolution shall apply.~~
~~(4) % is the factor to account for public or private right-of-way required in a development.~~

~~D. Allowable uses.~~
~~(1) The uses allowed in conservation developments are those permitted uses listed in the applicable zoning district.~~
~~(2) Multi-unit dwellings are prohibited in conservation developments.~~

~~E. Private roads allowed. Private roads connecting one residence to another and/or for means of ingress and egress for a conservation development are allowed, subject to the following conditions:~~
~~(1) The private roads shall be designed and constructed to meet Hamilton County Engineering requirements for design, materials, and construction.~~
~~(2) The length, location, distance, and other relevant siting factors must comply with all Hamilton County requirements for subdivision roads.~~

~~F. Modifications to area and height regulations.~~
~~(1) Minimum lot area requirements contained in the applicable zoning districts are modified in conservation developments to provide for required open space and allow for flexibility in design. Unless specifically modified hereunder, area and height regulations contained in the applicable zoning district apply.~~
(2) Lot area requirements. Dwelling units in conservation developments are not required to

be on individual lots and there are no required minimum lot sizes. However, when lots are included in a development plan, such lots shall be of sufficient size and shape to accommodate dwelling units in compliance with the spacing and yard requirements defined herein.

(3) Minimum yard depths and setbacks. Individual buildings within an conservation development shall be subject to the applicable minimum setback requirements provided in Article 3 of this Resolution.

Type of Standard	**Requirement**
Principal Buildings	
Setback from Internal Roadways (min.)	15 feet
Setback from Township or County Roads (min.)	35 feet
Setback from Boundary Lines of Conservation Development (min.)	50 feet
Separation between the Rear Elevations of Two Principal Buildings (min.)	60 feet
Separation between the Front Elevation of a Principal Building and the Rear Elevation of a separate Principal Building (min.)	60 feet
Separation between the Side Elevations of Two Principal Buildings (min.)	20 feet
Accessory Buildings and Uses	
Setback from any Lot Line (min.)	10 feet

G. Sewage disposal. Conservation developments shall be served by individual or public sewage disposal structures consistent with applicable State or County regulations. Individual sewage disposal systems shall comply with all applicable regulations of the Hamilton County General Health District and may be located within the required open space.

~~H. Required protection of natural areas in conservation developments. For all conservation developments:~~
~~(1) Wetlands found within a site proposed to be developed shall remain in a natural state. No on-site or off-site mitigation of wetland alteration or destruction, temporary or permanent, shall be permitted.~~
~~(2) Areas with a natural slope of 20% or more shall be undisturbed. No on-site or off-site mitigation of sloped area alteration or destruction, temporary or permanent, shall be permitted.~~

~~I. Mandatory open space requirements. All conservation developments shall include a minimum of 50% of the total site acreage as required open space. In a phased development, open space shall be provided in a proportional manner with the development area (e.g., if a 100-acre site is to be developed in two phases of 50 acres each, then 25 acres of open space – being 50% of the first phase – shall be provided with the first phase; the other 25 acres shall be provided in the second phase). The following areas shall not count toward the minimum open space requirements:~~
~~(1) Private roads, public roads, and associated rights-of-way;~~
~~(2) Public or private parking areas, access ways, and driveways;~~
~~(3) Required setbacks between buildings, parking areas, and project boundaries;~~
~~(4) Required setbacks between buildings and streets;~~
~~(5) Required minimum spacing between buildings and parking areas;~~
~~(6) Private yards, including front, back, sides;~~
~~(7) Land that is subject to preexisting conservation easements or similar limitations on development; and~~
~~(8) Above-ground buildings, pipes, apparatus, and other equipment for community or individual septic or sewage disposal systems.~~

~~J. Use of required open space. Open space shall be designed and intended for the use and/or enjoyment of residents of the proposed development and the general public. Areas designated for required open spaces shall be preserved in their natural state except for the following:~~
~~(1) They are designated to be utilized for farming when authorized in a conservation easement or in a homeowner's association's covenants and restrictions; or~~
~~(2) They are designated to be used for underground drainage fields for individual or community septic systems or other underground components of on-site septic systems. Other components of on-site sewage disposal septic systems that extend above grade and are visible may not be within required open space. Easements shall be required to enable the maintenance of these facilities; or~~
(3) They are designated to be utilized as wet or dry stormwater management ponds or

basins. These ponds or basins may be located partially or entirely within the required open space. Easements shall be required to enable the maintenance of these facilities; or
(4) They are designated to be used as active recreation areas designed and intended for the use and/or enjoyment of residents of the development, or the public. These active recreation areas shall be located in areas with the least impact on natural amenities and wildlife habitats, shall be of a useable size and shape for the intended purpose, and shall be limited to 20% of the total acreage devoted to required open space. Such uses shall not include structures under a roof.

K. Reclamation of disturbed open space. Any areas to be designated as required open space that are disturbed during construction or otherwise not preserved in their natural state shall be landscaped with vegetation which appeared in those respective areas of the required open space immediately prior to being disturbed during construction or otherwise not preserved in their natural states.

L. Future subdivision and development of open space.
(1) All required open space shall be restricted from further subdivision or development by deed restriction, conservation easement, or other agreement in a form acceptable to Colerain Township and duly recorded in the office of the Hamilton County Recorder.
(2) Subject to permanent restrictions as set forth above, required open space in conservation developments shall be owned by a Homeowners Association, Colerain Township (with its consent), a land trust or other conservation organization recognized by Colerain Township, or by a similar entity. The ownership of common open space that is on a single-parcel development may be retained by the sole owner of the development.
(3) Required open space may be held by the individual members of a Homeowners Association as tenants-in-common or may be held in common ownership by a Homeowners Association, Community Association, or other similar legal entity.
(4) To obtain Township approval of the ownership of open space and common areas, the association must submit documents with the development plan showing that the association's bylaws and/or code of regulations require that membership in the association shall be mandatory for all purchasers of lots in the development. Such documents must also require that the association shall be responsible for maintenance, control, and insurance of all common areas, including required open space.

M. Conservation easements. With the permission of Colerain Township, the owner(s) of required open space may, in accordance with provisions of Section 5301.67 - .70 of the ORC, grant or transfer a conservation easement to any entity described in Section 5301.68 of the ORC, provided that the entity and the provisions of the conservation easements are acceptable to Colerain Township. When a deed restriction is proposed as the method of

restricting further subdivision of land designated as open space, Colerain Township shall be named as a party to such deed restrictions with approval authority over any changes thereto. The conveyance must contain appropriate provision for assignment of the conservation easement to another entity authorized to hold conservation easements under Section 5301.68 of the ORC, in the event that the original grantee becomes unwilling or unable to ensure compliance with the provisions of the conservation easement.

N. Development plan submission requirements.
(1) All proposed conservation developments shall provide a site analysis and a development plan to document compliance with all requirements of this Subsection.
(2) A site analysis and development plan together with any required application forms shall be transmitted in a form and number as prescribed by the Zoning Commission.
(3) The site analysis and development plan shall be submitted to and reviewed by the Zoning Administrator in the manner described herein.

O. Review of conservation developments. Within 10 days after receiving an application, site analysis, and development plan, the Zoning Administrator shall review submitted material to determine that the application includes all the items required in this Subsection. If the application is deemed complete and the application fee is paid, the Zoning Administrator shall officially accept the application on that date. Review of the proposed conservation development shall be accomplished in coordination with review procedures and requirements of all government agencies with jurisdiction over the development, and in the following manner:
(1) Distribution of submitted material. Once the application is determined to be complete, the Zoning Administrator shall distribute copies of submitted materials to Colerain Township's legal counsel and appropriate Colerain Township administrative departments, and to such other regulatory agencies that have statutory authority to subsequently review and comment on any aspect of the development, including but not limited to, the Hamilton County Regional Planning Commission, the Hamilton County General Health District, the Hamilton County Engineer, the Hamilton County Public Works Department, the Ohio Environmental Protection Agency, FEMA, U.S. Army Corps of Engineers, consultants retained by the Township, and Board of Township Trustees.
(2) Review by Zoning Administrator. Within 45 days after the date that a complete application is made, the Zoning Administrator shall review materials submitted and approve the application or deny approval of the application.
(3) Zoning Administrator approval. The Zoning Administrator may approve the application and proposed development plan based upon a determination that the proposed plan complies with the standards set forth in this Resolution.
(4) Zoning Administrator denial of approval. The Zoning Administrator may deny approval of

~~the application and proposed development plan. The decision to deny the application shall include a written description of specific changes required for the proposed plan to conform to the requirements of this Subsection. A decision to deny the application and proposed development plan may be appealed to the Board of Zoning Appeals in accordance with the applicable provisions of Section 6.5 – Quasi-Judicial Applications.~~

~~P. Time limits. The development plan shall be valid for 2 years. If the applicant has not begun construction within the 2 years, the development shall be voided and any new development shall require a new application for approval.~~

~~Q. Amendments to an approved conservation development.~~
~~(1) After a conservation development has been approved, adjustments, or rearrangements of buildings, parking areas, entrances, heights, or yards may be requested.~~
~~(2) Changes, as defined herein, are allowed, and may be approved by the Zoning Administrator, provided such requests conform to applicable standards provided in this Subsection.~~
~~(3) Amendments shall require the submittal of a revised development plan to the Zoning Administrator. The Township may establish a minor resubmittal fee as part of their adopted fee schedule.~~

3.3.5~~4~~ 4 Dwelling - Multi-Unit

A. Restrictions in SUR zone. Multi-Unit Dwellings within the Single Unit Residential (SUR) Zone shall be subject to the following standards:
(1) There shall be a maximum of 4 units per structure.
(2) Each unit shall have a separate exterior entrance.
(3) Individual dwelling units shall be attached by a common wall.
(4) No part of a parking area shall be closer than ~~5~~ **10** feet to the side and rear lot lines unless the parking area is adjacent to a residential district where it shall be set back at least ~~50~~ **25** feet from the property line adjacent to the residential district.
(5) Setbacks around all parking areas shall be landscaped with grass and planting areas and shall be well maintained.
(6) Accessory Dwelling Units (ADU) are prohibited on multi-unit lots.

3.3.6~~5~~ 5 Dwelling - One Unit

3.3.7~~6~~ 6 Dwelling - Two Unit

~~**3.3.8 Dwelling - Upper Floor**~~

3.3.9 7 Institutional Housing

A. Maximum density. The maximum density of institutional housing shall be 7 dwelling units or 7 beds per acre, whichever is less.

B. Limit on units and beds. Within a residential zoning district, there shall be a maximum of 21 dwelling units or beds per site of institutional housing.

C. Minimum setbacks. For institutional housing uses:
(1) All buildings shall be setback 50 feet from all lot lines.
(2) Parking areas shall provide a setback that is a minimum of 50 feet from property lines adjacent to a residential district. Parking areas that are not adjacent to a residential district shall be setback a minimum of 5 feet from side and/or rear lot lines.

D. Qualifications for institutional housing. All units shall be rented or sold **as part of a licensed or regulated institutional, congregate, assisted living, skilled nursing, or similar residential care setting**~~to the elderly or people with disabilities to qualify as institutional housing~~. **Mixed developments that include independent living units may be approved as institutional housing where the overall development functions as an integrated care-oriented campus and meets the standards of this Section.** ~~Mixed development, such as a retirement village with some independent living, shall be built under the multi-household dwelling regulations or as part of a Planned District.~~

3.3.~~10~~ 8 Permanently Sited Manufactured Home

A. Applicability of zoning requirements. Permanently sited manufactured homes shall be permitted where they meet the following provisions:
(1) They meet the definition of a permanently sited manufactured home; and
(2) They comply with all zoning requirements of a single-family dwelling in the applicable zoning district.

B. Prohibited structures. Travel trailers, park trailers, and mobile homes, as defined in Section 4501.01 of the ORC, and that do not qualify as a permanently sited manufactured home shall be prohibited **as a principal residential dwelling.** ~~.~~

3.4.1 Vertical Mixed – Small

A. Mixed-use requirement. ***A Vertical Mixed – Small use shall include at least two (2) different permitted principal uses within the same building, one of which shall be a Commercial Use and one of which shall be a Residential Use. All separate uses shall be allowed by-right in the applicable zoning district.***
B. ***Vertical arrangement. Any Commercial Use shall be located on the ground floor only, and all Residential Uses shall be located above the ground floor.***

C. Separate entrances. Residential dwelling units shall have a separate, secured entrance that is independent from commercial customer entrances.

3.4.2 Vertical Mixed – Large

A. ***Mixed-use requirement. A Vertical Mixed – Large use shall include at least two (2) different permitted principal uses within the same building, one of which shall be a Commercial Use and one of which shall be a Residential Use. All separate uses shall be allowed by-right in the applicable zoning district.***
B. ***Vertical arrangement. Any Commercial Use shall be located on the ground floor, and all Residential Uses shall be located above the ground floor.***
C. ***Building height compliance. The building shall comply with the maximum height and all applicable site development standards of the zoning district in which the use is located.***
D. ***Access and circulation. Loading, service, refuse, and building utilities shall be located and designed to avoid conflict with pedestrian access and to minimize impacts on adjacent residentially used property.***
E. ***Separated entrances. Residential dwelling units shall have a separate, secured entrance that is independent from commercial customer entrances.***

3.4.3 Live-Work Unit

A. ***Allowed format. A Live-Work Unit shall consist of one dwelling unit that includes integrated work space within the same unit or on the same lot, occupied and operated by at least one resident of the dwelling unit.***
B. ***Residential remains primary. The residential component shall remain the primary use and function of the unit, and the work component shall be clearly incidental and subordinate.***
C. ***No external impacts. A Live-Work Unit shall not generate impacts beyond those typical of a dwelling unit, including excessive traffic, parking demand, noise, odor, vibration, glare, or outdoor storage.***
D. ***Customer access limits. Customer visits shall be permitted only by appointment, and the use shall not function as a high-turnover retail establishment.***
E. ***No hazardous or industrial activity. Uses involving hazardous materials beyond normal household quantities, repair bays, vehicle service, or industrial fabrication are prohibited.***

3.4.4 Civic Hub

A***. Use composition. A Civic Hub shall include an Institutional or Public Use as a principal component of the development and may include accessory or supporting***

Commercial Uses that are customarily incidental to and supportive of the primary civic function.

B. ***No auto-intensive principal uses. Automotive sales, automotive service, automotive body repair, fuel service, self-storage, and heavy industrial uses are prohibited as part of a Civic Hub.***

C. ***Pedestrian orientation. The primary building entrance shall be oriented to a public street or to a clearly defined pedestrian route connecting to a public street or shared parking area.***

D. ***Outdoor gathering areas. Outdoor plazas, seating, courtyards, or similar civic spaces are permitted and shall be designed to avoid conflicts with required parking, loading, emergency access, and accessible routes.***

E. ***Parking and circulation. Vehicle access, drop-off areas, and service/loading areas shall be designed to minimize conflicts with pedestrians and avoid creating unsafe circulation patterns.***

3.~~4~~5.1 Automotive Body Repair

A. Enclosure required. An automotive body repair use, where allowed, shall operate all activities related to the use within a completely enclosed structure.

B. ***Screening required.~~[none]~~ Any area used for temporary vehicle staging shall be screened from public rights-of-way and adjacent residential districts by a continuous fence, wall, and/or landscaped buffer as determined by the Zoning Administrator.***

3.~~4~~5.2 Automotive Fuel Service

A. Development standards. Automotive fuel services shall be subject to the following:
(1) All fuel pumps and service islands shall meet the site development standards of the applicable zoning district.
(2) The outermost edges of all protective canopies shall comply with all yard and setback requirements of the applicable zoning district.

B. Minimum setbacks. Where a proposed fuel pump or service island abuts a lot with a dwelling, the minimum setback shall be 50 feet from such abutting lot lines.

3.~~4~~5.3 Automotive Recycling Facility

A. ***Minimum lot area.~~[none]~~ The minimum lot area shall be 10 acres.***

B. ***Location restrictions.~~[none]~~ Automotive recycling facilities shall not be permitted within 300 feet of a residential zoning district boundary.***

C. ***Screening required.~~[none]~~ Any outdoor storage, including vehicle storage, shall be screened from public rights-of-way and adjacent residential districts by a continuous fence, wall, and/or landscaped buffer as determined by the Zoning Administrator.***

3.~~4~~5.4 Automotive Sales or Rental

A. Minimum lot size. The minimum lot size for an automotive sales or rental use is 5 acres.

B. Sales office building required. A sales office building ~~must~~ **shall** be located on the same lot as the automotive sales or rental use, having a minimum floor area of 1,000 square feet, and being built on a permanent foundation to commercial building standards.

C. Parking surface standards. All vehicles must be parked on a solid paved surface of concrete or asphalt with perimeter curbing, buffering, landscaping, parking lot striping, and other similar aesthetic and/or safety requirements.

D. Inoperable and junk equipment prohibited. Inoperable or junk motor vehicles, boats, recreational vehicles, and trailers are not permitted on site. All repair and detailing beyond washing shall be completed in an enclosed building or off site.

E. Parking standards apply. Parking for the display of vehicles for sale or lease must conform to the standards for off-street parking as provided in Section 4.7 – Parking, Loading, and Circulation. Parking provided to meet the requirements of Figure 4.7.5-A – Sight Triangle shall not be used for parking display vehicles for sale or lease.

F. ***Screening required. Where an automotive sales or rental use abuts a residentially zoned or residentially used property, a buffer shall be provided, consisting of a continuous fence, wall, and/or landscaped buffer as determined by the Zoning Administrator.***

3.~~4~~5.5 Automotive Service

A. ***Enclosure required. All vehicle repair and service activities shall occur within a completely enclosed structure.***

B. ***Screening required. Where an automotive service use abuts a residentially zoned or residentially used property, a buffer shall be provided, consisting of a continuous fence, wall, and/or landscaped buffer as determined by the Zoning Administrator.***

C. ***Prohibited accessory activities. Vehicle dismantling, salvage operations, and long-term vehicle storage are prohibited as accessory activities to automotive service.***

D. ***Vehicle sales prohibited. The display, advertising, offering for sale, or sale of motor vehicles on the premises shall be prohibited as part of an automotive service use. Vehicles shall not be displayed for sale in parking areas, drive aisles, or other outdoor areas.***

3.~~4~~5.6 Automotive Wash

3.56.1 Alternative Financial Service

A. Township-wide limitation on the number of such uses. The number of alternative financial service uses operating within the township shall not exceed 1 such use per 10,000 inhabitants residing in the township. The applicant of a Zoning Certificate for an alternative financial service shall demonstrate that the issuance of an approved Zoning Certificate would not increase the number of alternative financial services uses operating within the township at the time of application above this threshold and may rely on the most recent decennial census.

B. Minimum separation required.
(1) Alternative financial services shall not be located within 1,000 feet from any lot containing a separate alternative financial service.
(2) Alternative financial services shall not be located on lots that are less than 200 feet from any lot within a residential zoning district.

3.~~5~~6.2 Art Studio or Classroom

3.~~5~~6.3 Bank or Financial Institution

3.~~5~~6.4 Bar, Micro-Brewery, or Micro-Distillery

A. Minimum setbacks. This use may be **conditionally** allowed in the Neighborhood Mixed (NBM) Zone when there is a minimum setback of 50 feet from all lot lines that are adjacent to a residential zoning district. Such a setback shall apply to all parking areas and structures, except fences.

3.~~5~~6.5 Brewery or Distillery

3.~~5~~6.6 Broadcasting & Streaming Studio

3.56.7 Cannabis Dispensary

A. Applicability. This section applies to any Cannabis Dispensary operating in accordance with Ohio law. All such dispensaries shall be licensed by the State of Ohio and shall comply with all applicable state and local regulations.

B. Operation type.
(1) Medical and non-medical dispensaries may conditionally operate in all Avenue Mixed zoning districts of Colerain Township.
(2) Dispensaries shall not be permitted in Planned Districts or any overlay districts.

C. Hours of operation. Dispensary operations shall be permitted only between the hours of 9:00 a.m. and 9:00 p.m.

D. Dispensary quantity restriction. Only 1 Cannabis Dispensary shall be allowed per every 25,000 residents in Colerain Township. This population base will be determined based on recent, official population records available to the Township at the time of the determination, and without reference to the 10-year Census Bureau update.

E. Development agreement required. Every Cannabis Dispensary operator shall be required to enter into a Development Agreement with Colerain Township as a condition to conditional use zoning approval. No Cannabis Dispensary shall obtain a zoning permit from Colerain Township's Planning and Zoning Department until a Development Agreement has been executed between the dispensary operator and the Township. The Development Agreement will outline expectations for design, public improvements, compliance assurances, and any other terms necessary to promote long-term alignment with Township objectives, and the public health, safety and general welfare.

F. Buffer required.
(1) No Cannabis Dispensary shall be located within 750 feet of the boundaries of a parcel containing a school, church, public library, public playground, or public park.
(2) There shall be a minimum distance of 750 feet between cannabis dispensaries.

~~G. Signage requirement. The applicant must complete a Master Sign Plan that complies with the requirements listed in Section 4.8 of the Colerain Township Zoning Resolution. The Master Sign Plan shall be submitted as part of the conditional use application. Window signs, portable signs and temporary signs are prohibited upon the site.~~

G~~H~~. Outdoor displays and storage. No cannabis paraphernalia or product advertisements shall be visible from the building exterior, including through windows or on any exterior surfaces.

H~~I~~. Site readiness requirements. Prior to the commencement of any new use or occupancy of a site, the following requirements shall apply to ensure zoning compliance and visual

consistency throughout the Township:
(1) Façade compliance. A business shall not occupy an existing building unless the building undergoes a complete façade renovation, where applicable, to bring the exterior appearance into full compliance with the current zoning resolution.
(2) Parking lot compliance. The existing parking lot shall undergo complete renovation, where applicable, to meet the design, surfacing, landscaping, and dimensional standards of the current zoning resolution.
(3) Signage compliance. All nonconforming signage on the lot shall be permanently removed prior to the opening of the business. All new or replacement signs shall comply fully with the signage standards of the current zoning resolution.

3.56.8 Contractor Services & Supply

A. ***Indoor operations required. ~~[none]~~ All principal business operations shall occur within a completely enclosed building, except for permitted outdoor storage areas as provided herein.***

B. ***Outdoor storage limitations. ~~[none]~~ Outdoor storage shall be permitted only as an accessory component of the use and shall be limited to equipment, vehicles, materials, and supplies customarily associated with a licensed contractor or trade business. Outdoor storage of refuse, junk, scrap, dismantled or inoperable vehicles or equipment is prohibited.***

C. ***Screening required. ~~[none]~~ Any outdoor storage, including vehicle or equipment parking areas used for business purposes, shall be fully screened from public rights-of-way and from adjacent residentially zoned or residentially used properties by a continuous opaque fence or wall and supplemental landscaping.***

D. ***Location of outdoor storage. ~~[none]~~ Outdoor storage shall not be located within any required front yard and shall not be located between the principal building and any public street.***

E. ***Setbacks for outdoor storage. ~~[none]~~ Outdoor storage areas shall be set back a minimum of 50 feet from any residentially zoned or residentially used lot line.***

~~A. Enclosure required for certain zoning districts. Contractor or construction sales uses may only be allowed in the Avenue Mixed – North (AMN) District, the Avenue Mixed – Central (AMC) District, and the Avenue Mixed – South (AMS) District when all activities related to the use are located within a completely enclosed structure.~~

3.56.9 Day Care Facility

3.56.10 Distribution Facility

3.56.11 Entertainment Venue

3.56.12 Event Venue

3.56.13 Fireworks Manufacturing

3.56.14 Fireworks Retail Sales

3.56.15 Funeral & Memorial Service

~~A. Minimum setbacks.~~
~~(1) Generally, no part of a parking area associated with funeral services shall be closer than 5 feet to a side and/or rear lot line unless it is adjacent to a residential zoning district.~~
~~(2) Parking areas associated with funeral services shall be set back at least 50 feet from any property lines adjacent to a residential zoning district.~~

3.56.16 Greenhouse & Nursery

3.56.17 Health & Fitness Venue

3.56.18 Heavy Industrial

~~A. Conditional use review. The Board of Zoning Appeals may hear and conditionally permit heavy industrial uses in the Light Intensity Industry (LIT) District pursuant to this Resolution.~~

~~B. Conditions required for approval. As part of the conditional use review for heavy industrial uses, the Board of Zoning Appeals may require the installation, operation, and maintenance, in or in connection with the proposed use, of such devices and methods of operation as may, in the opinion of the Board, be reasonably required to prevent or reduce odor, dust, smoke, gas, noise or similar nuisances, and may impose such conditions regarding the extent of open space between it and surrounding properties as will tend to prevent or reduce the injury which might result from the proposed use to surrounding properties and neighborhoods.~~

3.56.19 Hotel or Motel

3.56.20 Laboratory

3.56.21 Light Industrial

3.56.22 Fabrication Retail

3.56.23 Massage Parlor

3.56.24 Medical Office or Clinic

3.56.25 Mobile Food Vendor

A. ***Zoning Certificate required. A Mobile Food Service Unit shall obtain and maintain a valid Township Zoning Certificate prior to operation. Certificates shall be issued annually and kept in the unit and produced upon request.***

B. ***Permitted locations. Mobile Food Service Units may operate only in approved zoning districts and with written permission from the property owner or applicable public agency. Operation on private property is permitted within the AMN, AMC, AMS, NBM, and LIT Districts; operation within the RER, SUR, and MUR Districts is permitted only when conducted as part of a Township-approved One-Time Special Event (OTSE).***

C. ***Required approvals. Zoning Certificate applications shall include: (1) current Hamilton County Public Health license; (2) Fire Department approval; and (3) proof of registration and $1,000,000 liability insurance.***

D. ***Location standards. MFSUs shall not operate within the public right-of-way, required buffers, or sight triangles; shall not block sidewalks, driveways, entrances, circulation aisles, or fire lanes; shall be at least 15 feet from hydrants, 5 feet from building entrances/ramps/driveways, and 10 feet from other MFSUs; and shall be located at least 100 feet from any restaurant entrance or outdoor dining area unless waived in writing by the restaurant owner. Where a site abuts a residential zoning district, applicable residential setbacks shall apply. Outside of an OTSE, no more than two (2) MFSUs may operate on a site of ½ acre or less, three (3) on sites over ½ acre up to 1 acre, and four (4) on sites over 1 acre.***

~~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 = ½ acre, three (3) on parcels > ½ 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 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 to Thursday: 7:00 a.m. – 11:00 p.m.
(2) Friday to Saturday: 7:00 a.m. – 12:00 a.m.
(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.~~

3.65.26 Off-Premises Sign

A. Zoning certificate required. A Zoning Certificate shall be required for off-premises signs.

B. Additional or accessory uses prohibited. Off-premises signs shall not be located on a lot that contains another principal use or structure. Accessory uses shall not be permitted on lots that contain an off-premises sign.

~~C. Agricultural land. Off-premises signs shall be allowed on agricultural land that is exempt from the provisions of this Resolution per Subsection 6.3.2 – Zoning Certificate.~~

~~D~~**C**. Dimensional and design standards. Off-premises signs shall be subject to the provisions of Table 3.5.26-A: Off-Premises Signs Standards.

Type of Standard	**Requirement**
Number of Off-Premises Signs (max.)	1 per lot ***(One or two sided)*** ~~1)~~
Sign Area (max.)	Bulletin – ~~672~~ ***300*** sq. ft. Poster – ~~220~~ ***150*** sq. ft. Junior Poster – ~~72~~ ***75*** sq. ft.
Sign Height (max.)	~~40~~ ***25*** feet
Sign Setback (min.)	~~300~~ ***500*** feet from any recorded subdivision or lot less than 1 acre in size within a residential zoning district~~. (~~2) ***Shall meet the minimum setback requirement of the applicable zoning district.***

Type of Standard	Requirement
Spacing between Signs (min.) ~~(4)~~	~~2000~~ ***2,500*** feet when adjacent to any Freeway or ~~Ex~~pressway (2) ~~1,5~~***2,000*** feet when adjacent to any Major Arterial, Minor Arterial, Major Collector, or Minor Collector ~~(3)~~

E. Landscaping radius. The base of all Off-Premise signage shall include landscaping at the base of all sign structures having a radius of no less than 5 feet length. This area/s shall be effectively landscaped with living plant material and with the use of permanent shrubs, groundcover, or other ornamental plantings. Annuals and perennials are permitted in combination with permanent plant materials. The average initial height of the plantings shall be 24" minimum.

F. Lighting. Lighting of off-premises signs shall be prohibited except:
(1) Where such lighting is effectively shielded to prevent direct or indirect casting of light on any portion of the street or highway; and
(2) Where such lighting is of low intensity or brilliance as to not cause glare or impair the vision of a driver or otherwise interfere with a driver's operation of a motor vehicle.

G. Electrically activated off-premises signs. Electrically activated off-premises signs are prohibited.

H. ***State highway controls. Off-premises signs located adjacent to interstate or primary highways shall comply with Ohio Revised Code Chapter 5516 and all rules and permit requirements administered by the Ohio Department of Transportation. Nothing in this Section shall be interpreted to permit an off-premises sign in a location where such sign is prohibited by state or federal law, or to expand the areas where off-premises signs may be permitted.***

3.65.27 Personal ~~Wellness~~ Service

3.65.28 Professional or Business Office

3.65.29 Radio Antenna - Commercial

3.65.30 Restaurant

3.65.31 Retail

3.65.32 Self-Storage Facility

A. *Zoning certificate required. A Self-Storage Facility shall require a Zoning Certificate and site plan approval prior to establishment, expansion, or conversion of any building to self-storage.*

B. *Permitted format. Self-storage shall be permitted only as an enclosed, indoor facility within a completely enclosed building. Outdoor storage is prohibited.*

C. *Prohibited accessory activities. The following are prohibited as part of, or accessory to, a self-storage facility:*

(1) *Outdoor storage of any kind, including but not limited to vehicles, recreational vehicles, boats, trailers, construction equipment, or materials;*

(2) *Vehicle sales, vehicle repair, detailing, or service;*

(3) *Auction operations or on-site sales events;*

(4) *Freight terminals, trucking operations, dispatch, or contractor staging;*

(5) *Residential occupancy, lodging, or overnight stays.*

D. *Minimum lot size. A self-storage facility shall be located on a lot containing a minimum of five (5) acres.*

E. *Street-facing façade standards. Roll-up doors shall not face a public right-of-way, except where internalized and screened from view by architectural features.*

3.65.33 Service Commercial

3.65.34 Small Cellular Communications ~~Tower~~*Facility*

A. *Applicability. Small Wireless Facilities may be installed in the public right-of-way, utility easements, or on private property, subject to ORC Chapter 4939, applicable federal law, and this Section. These standards are objective and shall not be applied to prohibit or effectively prohibit service.*

B. *Preferred Locations. Co-location on existing support structures is required where feasible. New or replacement structures are permitted only where co-location is not feasible or where allowed as a lawful replacement.*

C. *Design. Facilities shall use stealth design and minimize visual impacts by concealing equipment, conduit, and wiring to the maximum extent feasible, screening any ground equipment, maintaining a neat appearance, and matching the existing*

structure in color and scale where practicable. Signage is limited to required safety/ID.

D. ***Safety and Operations. Facilities shall not obstruct sight distance, impede pedestrian/vehicular movement, or block access to utilities, sidewalks, drainage, curb ramps, or emergency access. Lighting is prohibited except where integrated into a streetlight or required by law. Facilities shall not produce noise audible at the property line, shall meet applicable codes, and shall not interfere with public safety communications.***

E. ***Abandonment/Removal. Facilities unused for twelve (12) months shall be removed within one hundred eighty (180) days after Township notice, unless extended for transfer or coordinated removal.***

F. ***Definitions and Administration. Terms shall have the meanings in ORC Chapter 4939. Complete applications shall be acted upon within applicable state and federal timeframes.***

~~A. Applicability.~~
~~(1) Small Cellular Telecommunication Facilities shall be permitted within a right-of-way, a utility easement, or on private property, provided the criteria of this Subsection are met.~~
~~(2) Small Cellular Telecommunication Facilities that do not meet all applicable criteria shall be prohibited.~~

~~B. General location restrictions. The location of Small Cellular Telecommunication Facilities shall be limited as follows:~~
~~(1) Small Cellular Telecommunication Facilities shall not be permitted where all utilities are underground, except where the facilities are co-located on existing mast arm signals.~~
~~(2) Small Cellular Telecommunication Facilities shall be located within 100 feet of an existing overhead utility line.~~
~~(3) Small Cellular Telecommunication Facilities shall be located along principal arterials, minor arterials, or major collector roads, as defined by the Hamilton County Thoroughfare Plan. If there is not a practical location available in such an area, documentation shall be provided regarding the efforts that have been exhausted in siting the Small Cellular Telecommunication Facility in these locations.~~
~~(4) Small Cellular Telecommunication Facilities shall be located on existing utility poles where practical. If a new utility pole is required, the new pole should to the extent reasonably practicable be located on the same side of the road as existing utility poles. If the new utility pole is required on the opposite side of the road as existing utility poles, but~~ there are no other overhead wires crossing the road, the crossover wires related to the

~~Small Cellular Telecommunication Facilities shall be located underground, where practical. If the requirements of this paragraph are determined not to be practical, documentation shall be provided with the reasons stated.~~

~~C. Location outside of a right-of-way. Small Cellular Telecommunication Facilities up to 30 feet in height shall be permitted outside of a right-of-way and outside of a recorded utility easement, in areas where overhead utilities are present, subject to the following requirements:~~
~~(1) Small Cellular Telecommunication Facilities shall provide a setback from all principal structures on surrounding properties that is, at minimum, a distance equal to the overall height of the Small Cellular Telecommunication Facilities.~~
~~(2) If the Small Cellular Telecommunication Facility is located within a recorded subdivision and is at least 100 feet from any overhead utilities, all wiring and cable associated with the Small Cellular Telecommunication Facility shall be buried underground.~~
~~(3) If the Small Cellular Facility is located on a tower, it shall be mounted onto a decorative pole with the equipment disguised or screened from view.~~

~~D. General standards. In addition to other applicable standards, Small Cellular Telecommunication Facilities shall meet the standards below:~~
~~(1) If the location of a Small Cellular Telecommunication Facility requires a new utility pole, the pole shall be designed to accommodate the primary user's antenna and a comparable antenna for at least one additional user.~~
~~(2) Any ground-mounted equipment shall be completely screened with landscaping providing year-round screening.~~
~~(3) Small Cellular Telecommunication Facilities shall not obstruct adequate sight distance at intersections.~~
~~(4) Lighting shall not be permitted on Small Cellular Telecommunication Facilities, except where such lighting is integrated as a light pole that matches other light poles in the vicinity.~~
~~(5) Small Cellular Telecommunication Facilities shall not emit noise.~~

~~E. Appearance standards along local roadways. In all areas along local roadways, as defined by the Hamilton County Thoroughfare Plan, Small Cellular Telecommunication Facilities shall be designed to be consistent and complementary with the surrounding environment in terms of height, materials, color, scale, and design. The Zoning Administrator is hereby authorized to determine whether a deviation from the consistent design is in the best interest of the public.~~

~~F. Appearance standards. In all areas along principal arterials, minor arterials, and major collector roads as defined by the Hamilton County Thoroughfare Plan, Small Cellular~~ Telecommunications Facilities shall adhere to stealth design principles and shall be

~~subject to the following requirements:~~

~~(1) All stealth designs shall utilize the latest technology that is available for the purpose of blending the structure into the environment.~~

~~(2) A completed stealth design shall render the Small Cellular Telecommunications Facility minimally visible to the casual observer.~~

~~(3) A Small Cellular Telecommunications Facility may be attached to an existing structure if it is designed to integrate seamlessly into the structure to which it is attached regarding the structure's architectural style, exterior materials, color and finish, and similar aspects. The overall design shall not substantially increase the height of the structure on which it is located, nor shall it substantially project off the face of the structure.~~

~~(4) The Small Cellular Telecommunications Facility may be constructed as a new freestanding structure if it is designed to be consistent and complementary to the surrounding structures and area with similar architecture, materials, color, height, scale, and related aspects.~~

~~(5) The Small Cellular Telecommunications Facility may be constructed as a new freestanding structure that mimics other features that are present in the immediate vicinity, such as street lights or trees. Such construction shall be virtually identical to the feature that it is mimicking and shall maintain the same height, size, pole diameter, fixture type, tree species, and/or other related aspects.~~

~~(6) All equipment, electrical boxes, conduit, wiring, mounting equipment, and similar features associated with the Small Cellular Telecommunications Facility shall not be visible.~~

~~G. Pre-approval document required. Prior to approval of the location of a Small Cellular Telecommunication Facility, the applicant shall provide documentation confirming that:~~

~~(1) The proposed Small Cellular Telecommunication Facility has been reviewed and has been determined not to be a hazard by the Federal Aviation Administration (FAA) or other federal or state authority, as applicable.~~

~~(2) If the Small Cellular Telecommunication Facility is on leased property, the owner of the property has granted an easement or entered into a lease for the proposed Small Cellular Telecommunication Facility.~~

~~H. Location, co-location, or shared use. The following measures are required to minimize Small Cellular Telecommunication Facility proliferation:~~

~~(1) The applicant shall provide documentation that depicts an existing Small Cellular Telecommunication Facility does not meet the designed coverage or capacity objective, or that all commercially reasonable efforts have been exhausted to share space on an existing Small Cellular Telecommunication Facility. This shall include, but not be limited to,~~ a certified mail announcement to all other Small Cellular Telecommunication Facility users

~~in the vicinity stating siting needs and/or sharing capabilities. Applicants shall not be denied, nor shall they deny space on an existing Small Cellular Telecommunication Facility, unless available space, structural capacity, radio frequency interference, geographic service area requirements, mechanical or electrical incompatibilities, comparative costs of colocation versus new construction and any Federal Communications Commission limitations on Small Cellular Telecommunication Facility sharing preclude co-location.~~
~~(2) The applicant shall provide a signed statement indicating that the applicant agrees to allow for the potential co-location of another antenna and/or Small Cellular Telecommunication Facilities to the extent possible until said Small Cellular Telecommunication Facility has reached full antenna capacity.~~

~~I. Abandonment and demolition. Any Small Cellular Telecommunication Facilities are deemed abandoned by operation of law if they are not used for telecommunication purposes for 12 consecutive months. Any Small Cellular Telecommunication Facilities deemed abandoned shall be demolished, along with all Small Cellular Telecommunication Facilities equipment buildings and other associated structures by the owner or agent of the owner within 180 days of abandonment. All costs associated with demolition of the Small Cellular Telecommunication Facility equipment buildings, and other associated structures shall be borne by property owner of record, lessor, lessee, and/or operator of the Small Cellular Telecommunication Facility.~~

3.65.35 Tattoo Studio

3.6.36 Telecommunications Towers

A. ***Applicability. This Section regulates telecommunications towers and related facilities to the fullest extent permitted by law. Telecommunications towers proposed in residential zoning districts shall be reviewed and processed in accordance with ORC 519.211, as amended. Nothing in this Section shall be construed to conflict with applicable federal law, including FCC regulations.***

B. ***Residential Notice and Review. Where required by ORC 519.211, the applicant shall provide certified-mail notice to the Township and affected property owners, and the application shall be subject to Board of Zoning Appeals review and procedures in accordance with ORC 519.211.***

C. ***Standards. All towers subject to Township review shall comply with the following:***
(1) ***Co-location. Existing towers and structures shall be used to the maximum extent feasible, including modification where feasible.***
(2) ***Siting. The proposed location shall be the least intrusive feasible option, with preference for nonresidential zoning districts where practicable.***

(3) ***Lighting. Prohibited unless required by the FAA or other authority having jurisdiction.***

(4) ***Setbacks. Minimum 100 feet from all lot lines, unless reduced based on documented engineering addressing fall-zone and safety impacts.***

(5) ***Screening. Equipment areas shall be screened from adjacent residentially zoned or used properties.***

(6) ***Agency Compliance. The applicant shall provide evidence of compliance with applicable FAA/FCC requirements and other required approvals.***

(7) ***Removal. Facilities shall be removed within twelve (12) months after cessation of operations upon written Township notice; a decommissioning plan and owner/operator contact information shall be provided.***

(8) ***Access. Access drives and equipment areas shall maintain safe emergency and maintenance access.***

(9) ***Signage. Limited to safety, warning, and identification signage.***

D. ***Expert Review. The Township may retain qualified experts to review technical submissions at the applicant's expense, limited to reasonable and necessary costs consistent with applicable law.***

E. ***Micro Antennas / Small Wireless. Micro antennas on existing structures are permitted when concealed to the maximum extent feasible. Small wireless facilities in the public right-of-way shall comply with Section 3.5.34 and ORC Chapter 4939.***

~~**3.5.36 Telecommunications Tower**~~

~~A. Applicability. This Subsection is intended to exercise, to the fullest extent permitted by law, the power of the Board of Trustees of Colerain Township to regulate telecommunications towers and related facilities, and accordingly, this Subsection shall also govern the removal of buildings or structures that are used in the provision of such service. Except in accordance with Ohio Revised Code Section 519.211, hereby incorporated by reference, no person shall locate, erect, construct, reconstruct, change, alter, or enlarge any telecommunications tower in any area zoned for residential use.~~

~~B. Goals, guidelines, and objectives.~~
~~(1) Existing telecommunications tower sites should be used to the fullest, even if this necessitates the reconstruction or the expansion of existing telecommunications towers.~~
~~(2) Telecommunications towers and other related facilities to be constructed in areas zoned for residential use shall not include lights except where warranted by clear and convincing evidence.~~
(3) Telecommunications towers and related facilities should be designed and constructed

to minimize visual impact. Towers with a greater visual impact (e.g., taller, lighting required, larger ground spaced used, etc.) should be permitted only when the greater visual impact of the tower is mitigated by limiting the need for additional towers.
(4) Creative approaches to design, location, and camouflage are encouraged to minimize visual impact.

C. Required notifications. Any person who plans to construct a telecommunications tower in a residential zoning district shall provide both by certified mail written notices to the Board of Township Trustees and to each owner of property, as shown on the county auditor's current tax list, whose land is contiguous to or directly across a street or roadway from the property on which the tower is proposed to be constructed. The notice to the Board shall include verification that the person has complied with the notification requirements of this Subsection. The notice shall state all the following in clear and concise language:
(1) The person's intent to construct the tower;
(2) A description of the property sufficient to identify the proposed location; and
(3) The property owner has a maximum of 15 days after the date of the mailing to give written notice to the Board of Township Trustees requesting that the Board of Zoning Appeals review the telecommunications tower pursuant to the authority granted by Sections 519.02 to 519.25 of the Ohio Revised Code as they apply to the proposed location of the tower.

D. Returned, unclaimed, or refused notifications. If the notice to a property owner is returned unclaimed or refused, the person shall mail the notice by regular mail. The failure of delivery of the notice does not invalidate the notice.

E. Responses to notification.
(1) If the Board of Township Trustees receives notice from a property owner in response to paragraph C, above, of this Subsection within the time specified in that division or if a Board member makes an objection to the proposed location of the telecommunications tower within 15 days after the date of mailing of the notice sent under paragraph C, above, the Board shall request that the Township Fiscal Officer send the person proposing to construct the tower written notice that the tower is subject to the power conferred by and in accordance with Ohio Revised Code. The notice shall be sent no later than 5 days after the earlier of either the date the board first receives such a notice from a property owner or the date upon which a Board member makes an objection. Upon the date of mailing of the notice to the person, Sections 519.02 to 519.25 of the Revised Code shall apply to the tower.
(2) If the Board of Township Trustees receives no notice under paragraph C, above, of this

~~Subsection within the time prescribed by that division, or no Board member has an objection as provided under paragraph C, above, within the time prescribed by that division, the tower shall be allowed as-of-right pursuant to the applicable sections of this Resolution.~~

~~F. Review by Board of Zoning Appeals. The Board of Zoning Appeals shall review the application for a telecommunications tower as a conditional use where such review is requested by a notified property owner or the Board of Township Trustees pursuant to Subsection 6.5.1 – Quasi-Judicial Review Procedures and Subsection 6.5.3 – Conditional Use. A preapplication conference may be held in accordance with the procedure identified in Subsection 6.4.1-B, except that the informal initial concepts meeting would be held with the Board of Zoning Appeals instead of the Zoning Commission. The application shall include the following:~~
~~(1) A map showing the location of all of the applicant's and other providers' existing telecommunications towers and antennas within the Township and contiguous political subdivisions or within a 3-mile radius, whichever is greater;~~
~~(2) The general location(s) of the applicant's planned future telecommunications towers in the Township and contiguous political subdivisions; and~~
~~(3) For each location shown on the plans, there must be a schedule showing the type and size of the proposed telecommunications tower, the type of equipment located or proposed on each tower, the space available on the telecommunications tower for additional equipment, the ground network, if any, served by the telecommunications tower, and a site plan showing the parcel on which any existing telecommunications tower is located.~~

~~G. Conditional use approval criteria. The Board of Zoning Appeals shall approve a telecommunications tower as a conditional use if the Board of Zoning Appeals finds that the applicant has satisfied all of the following standards, in addition to the general standards for a conditional use as established in Subsection 6.5.3 – Conditional Use:~~
~~(1) Proof shall be provided by the applicant in a form satisfactory to the Board that the proposal has been approved by all agencies and governmental entities with jurisdiction, including but not limited to the Ohio Department of Transportation, the Federal Aviation Administration, the Federal Communication Commission, or the successors to their respective functions.~~
~~(2) The applicant shall demonstrate by clear and convincing evidence that its tower antennae cannot be located on any other communication tower or facility in the vicinity, and that all reasonable means have been undertaken to avoid any undue negative impact caused by the "clustering" of towers within an area. In the event of the construction of new~~ facilities by the applicant, the applicant shall agree to the use of such facilities by other

~~cellular communications companies, telephone, radio, television companies, etc. upon payment of reasonable fees for such use.~~

~~(3) An application shall be denied unless the applicant demonstrates that technically suitable and feasible sites are not available in a non-residential district and that the site is in the least restrictive district that includes a technically suitable and feasible site.~~

~~(4) The applicant shall demonstrate that the proposed tower is the least aesthetically intrusive facility for the neighborhood and function. All buildings and structures shall be architecturally compatible with the architecture of the adjacent buildings and structures.~~

~~(5) Pole, tower and/or structure placement shall be established on a lot meeting the minimum square footage requirements of the applicable zoning district and shall maintain a minimum setback of 100 feet from every lot line.~~

~~(6) For reasons of aesthetics and public safety, such facilities shall be effectively screened on each side which adjoins premises in any residence district. Screening shall consist of a solid masonry wall or solid fence, not less than 4 or more than 6 feet in height, or a tight screen or hardy evergreen shrubbery, or a natural or existing screening not less than 4 feet in height.~~

~~(7) The use of razor wire or barbed wire shall be prohibited.~~

~~(8) Screening walls and fences shall be located not less than 30 feet from each lot line.~~

~~(9) Spaces between any screening device and adjacent lot lines shall be buffered using landscape plant materials including grass, hardy shrubs, evergreen ground cover. All screening devices and landscape materials shall be maintained in good condition and in compliance with the standards of Section 4.3 – Landscaping and Buffering.~~

~~(10) The applicant (or its successors) shall, within 30 days of ceasing operation at the site of a telecommunication tower, give written notice of such ceasing of operation to the Zoning Commission. Facilities shall be removed from the site within 12 months of ceasing operations. Resale or renting of facilities is permissible only to other cellular communications systems subject to obtaining a Zoning Certificate from the Zoning Commission.~~

~~H. Revocation of conditional use permit. Any conditional use permit issued under this Subsection shall be revocable and may be revoked after notice and hearing if any continuing condition of the certificate has been violated and is not remedied within 30 days of written notice from the Zoning Commission.~~

~~I. Expert review authorized. If, in the opinion of the Board of Zoning Appeals and/or the Zoning Administrator, expert review of technical data submitted by an applicant for a telecommunications tower in an area zoned for residential use is needed for purposes of~~ evaluation, the applicant shall reimburse Colerain Township for the actual cost of such

~~review. One or more experts may be selected by the Zoning Administrator for such a review. Such experts may include, but are not limited to, engineering services and legal services.~~

~~J. Micro antennas. Micro antennas are permitted in all Districts. A micro antenna may be located as a matter of right on existing buildings, poles, or other existing support structures or on newly erected structures provided that the new structure has a significant purpose other than support of the micro antenna. Supporting equipment for a micro antenna shall be~~
~~(a) hidden inside the support structure to which the antenna is attached;~~
~~(b) hidden underground; or~~
~~(c) enclosed in a structure that is otherwise permitted in the zone where the micro antenna is erected and is designed to blend in with the neighborhood where the micro antenna is erected.~~

3.65.37 Tobacco Retail

A. Tobacco retail quantity restriction. Only 1 Tobacco Retail establishment shall be allowed per every 10,000 residents in Colerain Township. This population base will be determined based on recent, official population records available to the Township at the time of the determination, and without reference to the 10-year Census Bureau update.

3.65.38 Type-A Family Day Care Home

3.65.39 Type-B Family Day Care Home

3.65.40 Vendor Market

A. Zoning certificate required. ~~A Zoning Certificate is required wherever two or more transient vendors are to be located on one parcel or business site.~~ *A Zoning Certificate is required for a vendor market operating on private property for more than ten (10) days in any calendar month on the same site.*

~~B.Transient vendor permit required. All vendors must have a current Transient Vendor Permit from the Colerain Township Police Department. All vendors must also have all other licenses required to operate in the State of Ohio and Hamilton County for their specific product(s).~~ *Compliance required. All vendors shall comply with applicable federal, state, county, and Township requirements, including any required health department licensing.*

C. ~~The site plan of the use shall conform to the following:(1) Vendor markets may be located indoors, outdoors, or a combination of indoors and outdoors.(2) At no time shall any merchandise be displayed within 10 feet of the public right-of-way.(3) The~~ *layout of the vendor booths shall be in accordance with Subsection 3.7.5 – Outdoor*

**~~Display, Sales, and Storage regarding pedestrian and/or shopper access and safety.(4) Temporary sanitary facilities, if used, shall be located at the rear of the property and a minimum of 20 feet setback from all property li~~*Safety and access. Vendor markets shall not block required parking, drive aisles, fire lanes, sidewalks, building entrances, or required access for emergency vehicles.*

D. ~~(1) All required parking shall be provided on site, or in accordance with Subsection 4.7.7 – Parking Requirements in Non-Residential Zones.(2) The location of outdoor vendors shall not impede upon the necessary parking for the principal business(es) on the site, except as modified by application provisions within Section 4.7 – Parking, Loading, and Circulation.(3) All vendor vehicles and trailers shall be parked on the site during market hours. Vendors shall not park on the surrounding streets or in any way restrict access to neighboring properties. No vendor or shopper shall park on any grassy area.~~Parking and circulation. Adequate on-site parking and circulation shall be provided to prevent spillover parking or queuing onto public roads.

~~A. Zoning certificate required. A Zoning Certificate is required wherever two or more transient vendors are to be located on one parcel or business site.~~

~~B. Transient vendor permit required. All vendors must have a current Transient Vendor Permit from the Colerain Township Police Department. All vendors must also have all other licenses required to operate in the State of Ohio and Hamilton County for their specific product(s).~~

~~C. Dimensional requirements. The site plan of the use shall conform to the following:~~
~~(1) Vendor markets may be located indoors, outdoors, or a combination of indoors and outdoors.~~
~~(2) At no time shall any merchandise be displayed within 10 feet of the public right-of-way.~~
~~(3) The layout of the vendor booths shall be in accordance with Subsection 3.7.5 – Outdoor Display, Sales, and Storage regarding pedestrian and/or shopper access and safety.~~
~~(4) Temporary sanitary facilities, if used, shall be located at the rear of the property and a minimum of 20 feet setback from all property lines.~~

~~D. Parking requirements.~~
~~(1) All required parking shall be provided on site, or in accordance with Subsection 4.7.7 – Parking Requirements in Non-Residential Zones.~~
~~(2) The location of outdoor vendors shall not impede upon the necessary parking for the principal business(es) on the site, except as modified by application provisions within Section 4.7 – Parking, Loading, and Circulation.~~
(3) All vendor vehicles and trailers shall be parked on the site during market hours. Vendors

~~shall not park on the surrounding streets or in any way restrict access to neighboring properties. No vendor or shopper shall park on any grassy area.~~

~~E. Allowed merchandise. Vendors may sell or take orders for the following:~~
~~(1) Locally grown fresh farm produce, including fruits, vegetables, field crops, herbs, nuts, berries, sprouts, and grains;~~
~~(2) Honey, maple syrup;~~
~~(3) Live, cut, or dried flowers or garden plants;~~
~~(4) Food products, including baked and canned goods, egg and meat products, dairy products, and prepared food or meals;~~
~~(5) Handcrafted items; and/or~~
~~(6) Home repair or remodeling work or products. Vendors may take orders for future work or delivery of such products only. Small-scale sample products may be displayed.~~

~~F. Prohibited merchandise. The following products shall not be offered for sale at a vendor market:~~
~~(1) Overripe, spoiled, or unusable products;~~
~~(2) Garage sale, rummage sale, antiques, or "flea market" items;~~
~~(3) Live animals;~~
~~(4) Motor vehicles;~~
~~(5) Construction equipment;~~
~~(6) Firearms;~~
~~(7) Fireworks; and/or any illegal product or merchandise.~~

~~G. Beverages. Soft drinks may be sold for consumption on site by shoppers and vendors. No alcoholic beverages shall be offered for consumption on site.~~

~~H. Maintenance requirements. The market area shall be kept clean of all litter, debris, and refuse. Receptacles shall be provided for shopper use during market hours and shall be removed from the market area and stored in accordance with Section 4.9 – Waste Receptacles. At no time, except for scheduled trash pickup, shall any waste receptacles be placed in the front setbacks.~~

3.7~~.~~6.1 Active Park & Recreational Facility

3.76.2 Cemetery

A. Minimum lot area. Cemeteries shall have a minimum lot area of 20 acres.

B. Minimum setbacks. All chapels, mausoleums, accessory structures, or other structures associated with cemeteries shall be located a minimum of 100 feet from all lot lines in or abutting a residential zoning district.

C. Setbacks apply to gravestones and grave markers. Gravestones or grave markers shall meet applicable setback requirements.

3.76.3 Educational Facility - Higher Learning

A. Minimum setbacks.
~~(1)~~ All buildings, activity areas, and parking areas ~~associated with educational facilities~~ shall be set back a minimum of 50 feet from all lot lines when located within or adjacent to a residential zoning district.
~~(2) Parking areas that are not adjacent to a residential zoning district may be located no closer than 5 feet from side and/or rear lot lines.~~

~~B. Buffer requirement. Educational facilities shall meet the buffer requirements of uses within the Avenue Mixed Central (AMC) Zoning District, per Table 4.3.3-A - Required Buffer Yards by District.~~

3.76.4 Educational Facility - Non-Higher Learning

A. Minimum setbacks.
~~(1)~~ All buildings, activity areas, and parking areas ~~associated with educational facilities~~ shall be set back a minimum of 50 feet from all lot lines when located within or adjacent to a residential zoning district.
~~(2) Parking areas that are not adjacent to a residential zoning district may be located no closer than 5 feet from side and/or rear lot lines.~~

~~B. Buffer requirement. Educational facilities shall meet the buffer requirements of uses within the Avenue Mixed Central (AMC) Zoning District, per Table 4.3.3-A - Required Buffer Yards by District.~~

3.76.5 Essential Service or Utility

3.76.6 Government & Public Use

3.76.7 Hospital

3.76.8 Indoor Recreation Facility

3.76.9 Nature Park & Conservation Area

3.76.10 Private Recreational Facility

3.76.11 Religious Place of Worship

A. Minimum setbacks.
(1) All buildings, activity areas, and parking areas shall be located a minimum of 50 feet

~~from all lot lines when located within or adjacent to a residential zoning district.~~
~~(2) Parking areas that are not adjacent to a residential zoning district may be setback no closer than 5 feet from side and/or rear lot lines.~~

~~B. Buffer requirement. Religious places of worship shall meet the buffer requirements of uses within the Avenue Mixed Central (AMC) Zoning District, per Table 4.3.3-A - Required Buffer Yards by District.~~ ***All buildings, activity areas, and parking areas shall be set back a minimum of 50 feet from all lot lines when located within or adjacent to a residential zoning district.***

3.76.12 Solid Waste Facility

3.87.7 5 Accessory Dwelling Unit

A. Allowed location and number of accessory dwelling units. Up to one accessory dwelling unit shall be allowed per lot in residential zoning districts **and in zoning districts where a principal dwelling unit is permitted, subject to the standards of this Section.** ~~or in commercial zoning districts.~~

B. Prohibited locations. Accessory dwelling units are prohibited in the following zoning districts:
(1) Light Intensity Industry (LIT);
(2) Greenspace, Open Space, Recreation (GOR); and,
(3) Sanitary Landfill (SLF).

C. Residential zoning districts. Accessory dwelling units within residential zoning districts:
(1) May be created through new construction, conversion of an existing structure, addition to an existing structure, or conversion of a qualifying existing house to a garden cottage while simultaneously constructing a new primary dwelling on the site; and,
(2) Are exempt from the residential density standards of this Zoning Resolution; and,
(3) Shall not have a separate address from the principal dwelling unit on the lot.

D. Commercial zoning districts. Accessory dwelling units within commercial zoning districts:
(1) Shall be located on the same lot as the principal use; and
(2) May be located in a separate building from the principal building.

3.87.8 6 Accessory Off-Street Parking

A. ***Accessory off-street parking area(s) having more than 1,800 square feet of area and/or 5 or more parking spaces require the submission of a Master Parking Plan.***

3.8.7 Short-Term Rentals

3.8.8 Carports

A. *Location standards – attached. Carports which are permanently affixed to the principal structure shall be located in the rear or side yards, but outside of the required rear yard and required side yard.*

B. *Location standards – detached. Carports which are not permanently affixed to the principal structure shall be located in the rear yard only.*

C. *Construction. Carports must be constructed of a rigid material.*

D. *Compatibility. Carports attached to the existing principal structure must be architecturally compatible with said principal structure.*

E. *Prohibited locations. Carports shall be prohibited in commercial districts or upon commercially used lots in residential districts.*

3.8.9 Decks, Porches, & Concrete Pads

A. *Concrete pads. Concrete pads may be built to the property line, so long as all applicable impervious surface ratio requirements are met.*

B. *Detached decks and porches. Decks or porches in rear yards that are not attached to a primary or accessory structure, whether covered or uncovered, shall be considered accessory structures and shall meet the applicable accessory structure requirements of this Resolution.*

C. *Attached uncovered decks and porches. Decks or porches in side or rear yards that are uncovered and attached to a primary or accessory structure shall be considered accessory structures and shall meet the applicable accessory structure requirements of this Resolution.*

D. *Attached covered decks and porches. Decks or porches in side or rear yards that are covered and attached to a primary or accessory structure shall be considered additions and shall meet the applicable site development standards of this Resolution.*

E. *Front porches and decks. Decks or porches that are built on the front of a primary structure shall not protrude further than ten feet into the front yard of the property and shall meet the applicable site development standards of this Resolution.*

~~**3.7.9 Compost Piles or Bins**~~

~~A. Rear yard only. Compost piles or bins shall be located in a rear yard.~~

~~B. Minimum setbacks.~~
~~(1) Compost piles or bins shall provide a minimum setback of 5 feet from all lot lines.~~
~~(2) Compost piles or bins shall provide a minimum setback of 20 feet from all dwellings on the given lot and/or abutting lots.~~

~~C. Maximum area. On a given lot, compost piles or bins shall not collectively be larger than 24 square feet.~~

~~D. Maximum height. Compost piles or bins shall not exceed 6 feet in height.~~

3.87.~~10~~ 10 Electric Vehicle Charging Stations

A. Applicability. Any off-street parking space may be equipped with an electric vehicle charging station.

B. Impact. The presence of an electric vehicle charging station ~~does~~ **shall** not impact the principal use of a lot**.**~~, and~~

C. Use determination. An electric vehicle charging station shall be considered an accessory use of a parking lot, a parking structure, or a side yard or rear yard parking pad.

3.87.~~11~~ 11 Home Occupation

A. ***Purpose. Home occupations are permitted to support remote work and small-scale business activity that is incidental to residential living and maintains the appearance and function of a dwelling.***

B. ***Eligibility. A home occupation shall be conducted only within a dwelling unit or an accessory structure on the same lot and shall be operated by a resident of the dwelling as their primary residence.***

C. ***Scale and intensity. A home occupation shall remain clearly subordinate to the residential use of the property and shall not occupy more than 25% of the gross floor area of the dwelling and accessory structures combined.***

D. ***Neighborhood compatibility. A home occupation shall not:***
(1) ***Create noise, vibration, glare, fumes, or other nuisance impacts detectable beyond the property line;***
(2) ***Include outdoor storage or outdoor display of materials, equipment, or merchandise;***
(3) ***Require parking in excess of what is customarily provided for a dwelling, or create***

regular parking conflicts on adjacent streets; or
(4) Involve the dispatching of employees or vehicles from the site as a place of assembly.

E. ***Customers and deliveries. Customer visits are permitted by appointment only, provided they remain incidental and do not create operational impacts. Deliveries shall be limited to typical residential carrier service.***

F. ***Employees. No more than one (1) non-resident employee may be on-site at any time. F. Prohibited home occupations. The following are prohibited as home occupations:***
(1) ***Vehicle repair or automotive body work;***
(2) ***Outdoor storage, salvage, or equipment yards;***
(3) ***Uses requiring industrial ventilation or processing equipment; and***
(4) ***Any illegal activity.*** ~~*A.* Purpose and intent. The permissions and restrictions provided herein for home occupations are intended to secure flexibility in support of nonresidential activities that are very limited in scale, scope, and intensity. These permissions and restrictions shall not be construed to allow deviations from the essential residential character of residential zoning districts in terms of use and appearance.~~

~~B. Residency requirement. Home occupations shall only be allowed on the same property as the operators' dwelling that serves as their primary residence.~~

~~C. Subordination required. Home occupations shall be clearly incidental and subordinate to the use of the lot for residential purposes by its occupants. Except for Type-B Family Day Care Homes, home occupations shall not occupy more than 20% of the gross floor area of the associated dwelling.~~

~~D. Exterior alterations limited. Except for permissions explicitly granted within this Subsection, there shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation.~~

~~E. Employment limited. Home occupations shall not employ any person on the premises other than occupants of the dwelling.~~

~~F. Performance restrictions. Home occupations shall not utilize mechanical, electrical, or other equipment which produces noise, produces electrical or magnetic interference, or causes fluctuation in line voltage, vibration, heat, glare, or other nuisances outside of the~~ dwelling unit in which the home occupation is located.

~~G. Traffic generation restrictions. Home occupations shall not generate pedestrian or vehicular traffic beyond that which is reasonable or normal to the zoning district in which it is located.~~

~~H. Parking restrictions. Off-street parking shall not be expanded to accommodate home occupations. Home occupations shall not create additional burdens to vehicular parking in the nearby vicinity. Parking associated with home occupations shall meet the applicable standards of this Resolution.~~

~~I. Exterior displays prohibited. No commodity or stock in trade shall be sold, displayed, or stored outside or inside the premises.~~

~~J. Visits from carrier vehicles limited. Home occupations shall not require an excessive use of common carrier vehicles for delivery of materials to or from the premises above a level that is reasonable or normal to the district in which it is located.~~

~~K. Separate entrance prohibited. The dwellings in which home occupations are operated shall not be altered to have a separate exterior entrance between the dwelling unit and the home occupation.~~

~~L. Use of accessory buildings prohibited. No accessory building or space outside of the principal building shall be used in conjunction with home occupations.~~

~~M. Prohibited types of home occupations. The following types of home occupations shall be prohibited:~~
~~(1) Home occupations where the dwelling serves as a gathering point for employees who are engaged in business that takes place outside of the property that contains the home occupation. Such home occupations include, but are not limited to, landscaping business offices, construction offices, or trucking businesses where drivers or employees gather at the dwelling before being dispatched from the home for the purposes of the home occupation;~~
~~(2) Home occupations that require fire safety inspections, precautions, or permits, or that required other regulatory inspections or permits beyond those required by this Resolution;~~
~~(3) Home occupations that require the use of mechanical ventilation systems to exhaust the by-products of the home occupation; and~~
(~~4~~**5**) ~~Home occupations that involve the use~~**Uses that involve** ~~of~~ controlled substances.

3.8.12 Outdoor Sales & Storage

A. Applicability. This Subsection applies to any outdoor area used for the sale, display, or storage of goods or materials as part of a nonresidential use, except where such area has been approved as part of an approved site plan or development plan.

B. Prohibited locations. Outdoor sales and storage shall not be located within the public right-of-way, required setbacks, required buffers, required landscaping areas, required parking spaces, fire lanes, drive aisles, sight-distance triangles, sidewalks, or other required pedestrian routes.

C. Residential lots. Outdoor sales and storage are prohibited on lots used primarily for one-unit or two-unit dwellings, except for the noncommercial sales of personal household items.

D. Zoning Certificate required. A Zoning Certificate shall be required prior to establishing or expanding an outdoor sales or storage area. The application shall include a site plan identifying the location and extent of the proposed area.

E. Outdoor dining. Outdoor dining areas accessory to a restaurant or food service use are permitted and shall not obstruct required access, circulation, fire lanes, or accessible routes.

3.8~~7.12~~13 Private Kennel

A. Yard requirement. Exterior enclosures of private kennels for household pets shall be located in the rear yard.

B. ***Minimum setbacks. All indoor animal care areas and outdoor activity areas shall be located a minimum of 50 feet from any residentially zoned lot line, and a minimum of 20 feet from all other lot lines.***~~Minimum setback. Exterior enclosures of private kennels for household pets shall provide a minimum setback of 20 feet from all lot lines.~~

3.8~~7.13~~14 Radio Antenna - Non-Commercial

A. No Zoning Certificate shall be required for a non-commercial radio antenna.

B~~A~~. Maximum height. ***Amateur radio antennas are permitted as an accessory structure in residential zoning districts. Antennas shall comply with the maximum height of the applicable zoning district, except that the Township shall reasonably accommodate amateur radio communications consistent with federal law.***~~The maximum allowed height of amateur radio antennas shall not be less than 60 feet. The height of amateur radio antennas shall not exceed the lesser of:~~

~~(1) feet; or~~
~~(2) The total width or total depth of the property, as measured in the shortest distance between opposing lot lines wherein the amateur radio antenna is proposed.~~

C~~B~~. Minimum setbacks. ***Antennas shall be set back from all lot lines a minimum distance equal to the height of the antenna.***The following standards apply to setbacks:

~~(1) Amateur radio antennas that are 45 feet or less in height shall provide a minimum setback of 10 feet from all lot lines.~~
~~(2) Amateur radio antennas that are taller than 45 feet in height shall provide a minimum setback of 10 feet plus an additional foot for every 3 feet of antenna height above 45 feet (e.g., a 46-foot-tall antenna shall provide an 11-foot setback; a 49-foot-tall antenna shall provide a 12-foot setback).~~

3.87.~~14~~ 15 Roadside Stand

A. Operation limits. A use shall only qualify as a roadside stand if ~~50~~**25**% or more of the gross income received from the stand is derived from produce raised on farms owned or operated by the market operator in a normal crop year.

B. Maximum size. The structure from which a roadside stand operates shall not exceed ~~800~~ **1200** square feet in area.

C. Required setbacks. The structure and any parking associated with a roadside stand shall be set back at least **2**~~6~~0 feet from all lot lines.

3.87.~~15~~ 16 Satellite Dish Antenna

A. ***Exempt antennas. Satellite dish antennas forty (40) inches or less in diameter shall be permitted in all zoning districts and shall not require a Zoning Certificate.***

B. ***Large ground-mounted antennas. Ground-mounted satellite dish antennas greater than forty (40) inches in diameter shall require a Zoning Certificate and shall be located in the rear yard and set back a minimum of 10 feet from all lot lines.***

C. ***Federal compliance. This Section shall be interpreted and applied in a manner consistent with applicable federal requirements for over-the-air reception devices.***

~~A. Exemption from zoning certificate. The following categories of satellite dish antennas shall be exempt from all zoning requirements, shall not count against maximum lot coverage of accessory buildings, and shall not require a Zoning Certificate:~~
~~(1) Satellite dish antennas within a nonresidential zoning district that are 2 meters (78.74 inches) or less in diameter; or~~
~~(2) Satellite dish antennas within a residential zoning district that are 1 meter (39.37 inches) or less in diameter.~~

~~B. Applicability. Satellite dish antennas that are not exempt from all zoning requirements shall meet the applicable provisions of this Subsection. Ground-mounted satellite dish antennas that are not exempt shall count against maximum lot coverage of accessory~~ buildings.

~~C. Zoning certificate application requirements. In addition to other information required in Subsection 6.3.2 – Zoning Certificate, a zoning certificate application for a satellite dish antenna shall require the following information:~~
~~(1) Proposed height, diameter, location, and setbacks of the satellite dish antenna; and~~
~~(2) Proposed foundation details, landscaping, and screening associated with a groundmounted satellite dish antenna.~~

~~D. Location standards. The following standards apply to the locations of satellite dish antennas:~~
~~(1) Wall- or roof-mounted satellite dish antennas shall be prohibited on the front elevation of the principal building.~~
~~(2) In residential zoning districts, ground-mounted satellite dish antennas shall only be located in the rear yard.~~
~~(3) In nonresidential zoning districts, ground-mounted satellite dish antennas may be located in either the rear yard or a side yard.~~

~~E. Setback standards. The following standards apply to the setbacks of satellite dish antennas:~~
~~(1) Wall- or roof-mounted satellite dish antennas shall not project into any required front, side, or rear setback.~~
~~(2) Ground-mounted satellite dish antennas shall provide a minimum setback of 15 feet from side and rear lot lines.~~

~~F. Screening standards. Ground-mounted antennas shall be screened from view by use of landscaping, berms, and similar measures, subject to approval by the Zoning Administrator.~~

~~G. Maximum diameter. The following standards apply to the sizes of satellite dish antennas:~~
~~(1) In residential zoning districts, satellite dish antennas shall not exceed 2 meters (78.74 inches) in diameter.~~
~~(2) In nonresidential zoning districts, satellite dish antennas shall not exceed 3 meters (118.11 inches) in diameter.~~

~~H. Maximum height. The following standards apply to the heights of satellite dish antennas:~~
~~(1) In residential zoning districts, ground-mounted satellite dish antennas shall not exceed 12 feet in height above grade level.~~
~~(2) In nonresidential zoning districts, ground-mounted satellite dish antennas shall not exceed 15 feet in height above grade level.~~

~~I. Number of satellite dish antennas limited. Up to 1 satellite dish antenna shall be allowed~~ for each principal building on a given lot.

3.87.16 17 Solar Panels

A. ***Permitted. Solar energy equipment is permitted as an accessory use in all zoning districts where the principal use is permitted.***

B. ***Installation. Solar energy equipment shall be installed and maintained in compliance with applicable building and electrical codes and manufacturer specifications.***

C. ***Roof-mounted systems. Roof-mounted solar panels shall not extend above the ridgeline of the roof.***

D. ***Ground-mounted systems. Ground-mounted solar panels shall not exceed 20 feet in height and shall comply with applicable accessory structure setback requirements of the zoning district.***

E. ***Removal. Solar energy equipment that is nonfunctioning or abandoned for 12 consecutive months shall be removed within 90 days after notice by the Township.***

~~A. Visibility. Solar energy equipment shall be located in the least visibly obtrusive location where panels would be functional.~~

~~B. Removal of nonfunctioning equipment. Nonfunctioning solar energy equipment shall be disassembled and stored within an enclosed building or otherwise removed within 3 months of the equipment becoming nonfunctional.~~

~~C. Roof-mounted solar panels. Roof-mounted solar panels shall be subject to the following standards:~~
~~(1) Solar panels that simulate asphalt shingles, clay tiles, or similar roofing material present on the associated building are encouraged.~~
~~(2) Solar panels shall be installed in a manner that matches the plane of the underlying roof (i.e., flush mounted) or in a manner that is camouflaged by the roof design (e.g., utilizing capping or framing compatible with the color of the roof or structure).~~
~~(3) Solar panels shall not extend above the ridgeline of the roof.~~
~~(4) All exterior electrical lines shall be in conduit.~~
~~(5) All exposed electrical lines and plumbing lines shall be painted or finished in a color scheme that closely matches the color of underlying materials (e.g., conduit on walls shall be painted or finished in the same color as the wall; conduit on roofs shall be painted or finished in the same color as the roof).~~

~~D. Ground-mounted solar panels. Ground-mounted solar panels shall be subject to the following standards:~~
(1) Solar panel arrays shall collectively not exceed the footprint area of the associated

~~principal structure.~~

~~(2) Solar panels shall not exceed 15 feet in height.~~

~~(3) All exterior electrical lines shall be in conduit.~~

~~(4) All associated plumbing lines shall be buried underground.~~

3.87.~~17~~ 18 Small Wind Energy Conversion System

A. ***Permitted. Small Wind Energy Systems are permitted as an accessory use in zoning districts where the principal use is permitted, subject to the standards of this Section.***

B. ***Zoning Certificate required. A Zoning Certificate shall be required prior to installation.***

C. ***Height and setbacks. A Small Wind Energy System shall not exceed 60 feet in total height and shall be set back from all lot lines a minimum distance equal to the total height of the system.***

D. ***Lighting. Lighting is prohibited except as required by the FAA.***

E. ***Abandonment and removal. A system that is nonfunctioning or abandoned for 12 consecutive months shall be removed within 90 days after notice by the Township.***

~~A. Capacity limit. Small wind energy conversion systems (SWECS) less than 5 megawatts in capacity shall be allowed subject to the provisions herein. Wind power systems that are 5 megawatts in capacity or greater are regulated by the Ohio Public Utilities Commission (PUCO).~~

~~B. Types of wind energy systems. Allowable SWECS shall include Horizontal Axis Wind Turbines (HAWTs), Vertical Axis Wind Turbines (VAWTs), and Blade Tip Power System Turbines (BTPs). All SWECS shall be subject to the provisions of Table 3.4.37-A: SWECS Dimensional Standards.~~

~~**Standard**~~	~~**HAWTs**~~	~~**VAWTs**~~	~~**BTPs**~~
~~Lot Size (min.)~~	~~5 acres~~	~~5 acres~~	~~10,500 square feet~~
~~Tower Height (max.)~~	~~Lots 6 acres or less: 150 feetLots over 6 acres:Regulated by FAA~~	~~Lots 6 acres or less: 150 feetLots over 6~~	~~Groundmounted:48 feetRoof-mounted:15 feet above the roofline~~

~~Standard~~	~~HAWTs~~	~~VAWTs~~	~~BTPs~~
		~~acres:Regulated by FAA~~	
~~Turbine Clearance Above Grade Level (min.) (1)~~	~~20 feet~~	~~20 feet~~	~~Groundmounted:20 feetRoofmounted:N/A~~
~~Rotor/Turbine Dimensional Requirements~~	~~Rotor diameter (max.):43 feetRotor height (max.):20 feet less than tower height~~	~~Rotor diameter (max.): 6 feet~~	~~Turbine diameter (max.): 12 feet~~
~~Rotor/Tower Setbacks (min.)~~	~~Tower:Greater of (A) 200 feet; or (B) height of the tower (2)~~	~~Tower: Greater of (A) 200 feet; or (B) height of the tower (2)~~	~~All equipment :Greater of (A) 10 feet; or (B) the minimum side setback of the applicable zoning district~~

~~C. Limitations on sound. SWECS shall generally not exceed 55 dbA measured 5 feet above grade level at the nearest property line. This level may be exceeded during short-term events such as utility outages and/or severe windstorms with sustained winds of 58 miles per hour or 50 knots.~~

~~D. Automatic over-speed controls. SWECS shall be equipped with manual (electronic or mechanical) and automatic over-speed controls to limit the blade rotation speed to within the design limits of the SWECS.~~

~~E. Utility notification. No SWECS shall be installed until evidence has been provided as part of a Zoning Certification application that the electrical utility company has been informed of, and has approved, the applicant's intent to install an interconnected customer-owned~~ generator. Off-grid systems shall be exempt from this requirement.

~~F. Tower color and advertising. Tower colors shall be white, off-white, gray, or neutral subdued tones including earth tones of green or brown. Towers shall not be finished in bright or vivid colors, nor shall the tower be used for advertising of any kind.~~

~~G. Multiple towers. Multiple SWECS are allowed on any site, provided all minimum standards are met and the total wattage is less than 5 megawatts.~~

~~H. Illumination. SWECS shall not be artificially illuminated, except as required by the FAA.~~

~~I. Climb prevention. SWECS shall not be climbable between grade level and 15 feet above grade level.~~

~~J. Compliance with other regulations. The applicant shall be responsible for acquiring all necessary approvals from other applicable agencies, including but not limited to the FAA.~~

~~K. Condition requirements. SWECS shall be maintained in working order, structurally sound, and with any surface treatments intact.~~

~~L. Abandoned facilities. Any SWECS that are not operated on a functional basis for a period of 6 consecutive months shall be deemed abandoned. The Zoning Administrator may order the repair or removal of said SWECS in accordance with these provisions. The property owner shall repair or remove the same within 60 days of receipt of notification by certified mail. If said facility is not either operational or removed after 60 days, the Township may remove the SWECS at the owner's expense.~~

~~M. Meteorological tower.~~
~~(1) A meteorological tower may be installed for a time period up to six months to measure winds prior to the construction of SWECS.~~
~~(2) If desired, a request to install a meteorological tower must be included in the application to install SWECS.~~

3.87.~~18~~ 19 Swimming Pool, Lake, or Bathhouse

A. ***Location. Outdoor swimming pools shall be located in the rear yard.***

B. ***Setbacks. Outdoor swimming pools shall be set back a minimum of 10 feet from all lot lines. Setbacks shall be measured from the property line to the nearest water's edge of the pool.***

C. ***Height. Pool walls, decks, and associated enclosures and appurtenances shall not exceed 6 feet above finished grade, except as otherwise permitted by applicable building codes.***

D. Septic systems. Outdoor swimming pools shall not be constructed over septic tanks, leach fields, or other on-site sewage disposal components.

3.87.19 20 Wood Furnace - Outdoor

A. ***Setbacks. An outdoor wood furnace shall be located a minimum of 25 feet from all lot lines and 100 feet from any dwelling on an adjoining lot.***

B. ***Chimney. The chimney shall have a minimum height of 20 feet above grade.***

~~A. Construction and maintenance requirements. Wood furnaces shall be constructed, established, installed, operated, and maintained in conformance with the manufacturer's instructions and the requirements of all applicable agencies, including but not limited to Ohio EPA regulations regarding emissions and equipment labeling.~~

~~B. Fuel requirements. Fuel burned in any new or existing wood furnace shall be only natural untreated wood, wood pellets, corn products, or other listed fuels specifically permitted by the manufacturer's instructions such a fuel oil, natural gas, or propane backup, except where such list conflicts with the list of prohibited fuels within this Subsection.~~

~~C. Prohibited fuels. The following materials are prohibited from being from being burned as fuel or otherwise used in new or existing wood furnaces:~~
~~(1) Wood that has been painted, varnished, or coated with similar material, and/or has been pressure treated with preservatives, and/or contains resins or glues as in plywood or other composite wood products.~~
~~(2) Rubbish or garbage including but not limited to food wastes, food packaging, and food wraps.~~
~~(3) Any plastic materials including but not limited to nylon, PVC, ABS, polystyrene or urethane foam, synthetic fabrics, plastic films, and plastic containers.~~
~~(4) Rubber including tires or other synthetic rubber-like products.~~
~~(5) Newspaper, cardboard, or any paper with ink or dye products.~~
~~(6) Any other items not specifically allowed by the manufacturer or the provisions of this Subsection.~~

~~D. Required setbacks.~~
~~(1) Wood furnaces shall be located a minimum of 25 feet from all lot lines.~~
~~(2) Wood furnaces shall be located a minimum of 100 feet from any dwelling that is not served by the wood furnace.~~

~~E. Chimney height standards. Maximum height limitation standards within this Resolution~~ may be modified per the following:

~~(1) A chimney associated with a wood furnace shall extend to a height that is the greater of (A) 20 feet above grade level, or (B) 2 feet above the highest roofline of any dwelling within 300 feet of the wood furnace, as shown in Figure 3.4.43-A: Wood Furnace Standards.~~
~~(2) The owner of a wood furnace shall be required to further extend the height of the chimney associated with the wood furnace if new construction of a dwelling establishes a higher roofline within 300 feet of the wood furnace. Such extension shall be required to be complete within 30 days after construction of the dwelling is complete..~~

~~F. Enclosing structure required. All wood furnaces shall include an integral enclosing structure or shall be enclosed by a structure and shall not have open flames.~~

3.9~~8~~.6 Charitable Donation Container

A. ***Annual Zoning Certificate required. A charitable donation container shall require an annual Zoning Certificate prior to placement and operation on any lot.***

B. ***Permitted Locations. Charitable donation containers are permitted only on nonresidentially used lots containing an existing lawful principal use, including an approved conditional use or a legally nonconforming conditional use. Charitable donation containers are prohibited on vacant lots and on lots containing a vacant principal building.***

C. ***Location standards. Charitable donation containers shall not be located within the public right-of-way, required buffers, fire lanes, drive aisles, accessible routes, or required parking spaces, and shall not obstruct safe pedestrian or vehicular circulation.***

D. ***Quantity. No more than two (2) charitable donation containers shall be permitted on any lot.***

E. ***Required labeling. Each container shall display, in a legible manner, the name and telephone number of the operator responsible for servicing the container.***

F. ***Exterior dumping prohibited. Donated materials shall be contained entirely within the container. The accumulation of items outside the container is prohibited.***

G. ***Maintenance and removal. Charitable donation containers shall be maintained free of litter and overflow. Upon notice by the Township, the operator and/or property owner shall service or remove the container and any associated debris within seventy-two (72) hours.***

~~A. Regulated as temporary use. Charitable donation containers shall be regulated as a temporary use and shall be subject to the Temporary Buildings and Uses provisions of this Article, in addition to other applicable provisions of this Resolution.~~

~~B. Allowed districts. Charitable donation containers may be allowed in any non-residential zoning districts. Charitable donation containers may be allowed in any residential zoning district on lots that have an approved conditional use permit for a religious places of worship use.~~

~~C. Zoning certificate standards. The following standards apply to the issuance of a Zoning Certificate for charitable donation containers:~~
~~(1) A Zoning Certificate for a charitable donation container shall be valid from the date of issuance through December 31st of the same year unless a shorter timeframe is specified in the approved Zoning Certificate.~~
~~(2) A Zoning Certificate may be renewed for re-issuance the following year. Prior to the expiration of a Zoning Certificate, any owner or operator who intends to continue to maintain a charitable donation container shall obtain a valid Zoning Certificate for the next 12-month period to start on January 1st. A grace period of 30 calendar days from the expiration date of a Zoning Certificate for a charitable donation container may be granted by the Zoning Administrator.~~
~~(3) The Zoning Administrator shall not issue a Zoning Certificate to any owner, operator, or applicant of a charitable donation container, or to a property owner for a charitable donation container, which does not operate and maintain a tax-exempt organization under Title 26 of U.S.C. §501(c)(3).~~
~~(4) Fees for the renewal of a Zoning Certificate for a charitable donation container may be waived if the Zoning Administrator determines there have been no violations of this Resolution upon the property.~~

~~D. Setbacks required. Charitable donation containers shall be subject to all applicable setback requirements of the zoning district within which it is located.~~

~~E. Quantity restricted. Generally, no more than 2 charitable donation containers shall be permitted at one time on a given lot, combined lot, development site, complex, or planned district. If the lot, combined lots, development site, complex, or planned district site exceeds 10 acres in size, then an additional charitable donation container may be added per each additional 5 acres of lot size, up to a total maximum of 4 charitable donation containers. At no point shall more than 4 charitable donation containers be located upon~~ any lot, combined lot, development site, complex, or planned district.

~~F. Dimensional standards. A charitable donation container shall not exceed 78 inches in height – as measured from grade level, 60 inches in width, or 60 inches in depth.~~

~~G. Required labeling. Charitable donation containers shall have the following information affixed to the exterior of the container in a conspicuous and easily readable location. The following information shall be maintained in a legible fashion and shall remain updated in the event such information changes:~~
~~(1) The name, address, and contact telephone number of the organization or company accepting donated items;~~
~~(2) The name, address, and contact telephone number of the company or organization operating, servicing, or maintaining the charitable donation container;~~
~~(3) The name, address, and contact telephone number of the property owner, or registered agent of the property owner, granting permission to the placement of the charitable donation container upon their property, if different from above; and~~
~~(4) The current zoning certificate number issued by Colerain Township Planning and Zoning.~~

~~H. Signage standards. Any signage, displays, images, or graphics on a charitable donation container shall maintain compliance with Section 4.8 – Signage.~~

~~I. Vacant lots and buildings prohibited. Charitable donation containers shall not be permitted on a vacant lot, on a lot that contains a vacant primary building, or on a lot that contains a primary building of which a majority of the building is vacant.~~

~~J. Exterior collection prohibited. The collection, accumulation, or storage of other materials, including but not limited to appliances, mattresses, or furniture, which is not contained completely within the charitable donation container is prohibited.~~

~~K. Regular maintenance required. Charitable donation containers shall be emptied regularly and within 48 hours of notice by Colerain Township Planning and Zoning, Code Enforcement, or Public Services to the primary contact affixed on the container. Failure to comply with any such notification from Colerain Township shall constitute a violation and shall be grounds for immediate revocation of the Zoning Certificate and required removal of the charitable donation container or other remedies specified in Section 6.6 – Enforcement, Penalties, and Remedies.~~

~~L. Cause for revocation of approval. In addition to other provisions specified above, if any owner, operator, or applicant of a charitable donation container, or a property owner for a charitable donation container is found to be in violation of any provision of this Resolution 2 3 or more times within a 12-month period, Colerain Township Planning and Zoning may~~ revoke the Zoning Certificate for the charitable donation container.

~~M. Property owner responsibility. The property owner(s) of the lot upon which a charitable donation container is approved for placement shall be responsible for complying with the above conditions. In the event of violations, such parties will be responsible for the required penalties provided in Section 6.6 – Enforcement, Penalties, and Remedies.~~

3.98.7 Temporary Entertainment Building

A. ***Zoning Certificate required. A Zoning Certificate shall be required prior to the placement or operation of any Temporary Entertainment Building, except:***

(1) ***A Temporary Entertainment Building approved as part of a OTSE shall not required to be obtain a separate Zoning Certificate.***

B. ***Permitted locations. Temporary Entertainment Buildings are permitted only on lots containing an existing lawful principal use, or as part of a Township-approved special event.***

C. ***Location standards. Temporary Entertainment Buildings shall not be located within the public right-of-way, required setbacks, required buffers, fire lanes, drive aisles, accessible routes, or required parking spaces unless otherwise approved as part of the Zoning Certificate.***

D. ***Duration. A Temporary Entertainment Building shall be permitted for a maximum of thirty (30) days, with one (1) administrative extension of up to thirty (30) additional days.***

E. ***Removal. All temporary structures, equipment, and associated materials shall be removed within seven (7) days following the end of the approved period.***

3.98.8 Temporary Incidental Construction Building

A. ***Zoning Certificate required. A Zoning Certificate shall be required prior to the placement or operation of any Temporary Incidental Construction Building, except:***

(1) ***A Temporary Incidental Construction Building approved as part of a OTSE shall not be required to obtain a separate Zoning Certificate.***

B. Applicability. Temporary Incidental Construction Buildings are permitted only in connection with an active, valid building permit, zoning approval, or approved site improvement project on the same lot.

C. *Location standards. Temporary Incidental Construction Buildings shall not be located within the public right-of-way, required setbacks, required buffers, fire lanes, drive aisles, accessible routes, or required parking spaces.*

D. *Duration. Temporary Incidental Construction Buildings may remain on-site for the duration of active construction and shall be removed within thirty (30) days following final inspection, certificate of occupancy, or completion of the approved work, as applicable.*

3.98.9 Temporary Storage Container

A. *Zoning Certificate required. A Zoning Certificate shall be required prior to the placement of any Temporary Storage Container, except:*

(1) *A Temporary Storage Container approved as part of a OTSE shall not be required to obtain a separate Zoning Certificate.*

(2) A Temporary Storage Container placed on a lot for fewer than fourteen (14) consecutive days shall not require a Zoning Certificate.

B. *Permitted locations. Temporary Storage Containers are permitted only on lots containing an existing lawful principal use.*

C. *Location standards. Temporary Storage Containers shall not be located within the public right-of-way, required setbacks, required buffers, fire lanes, drive aisles, accessible routes, or required parking spaces, and shall not obstruct safe pedestrian or vehicular circulation.*

D. *Duration. Temporary Storage Containers shall be permitted for a maximum of:*
(1) *thirty (30) days on lots in residential zoning districts; and*
(2) *ninety (90) days on lots in nonresidential zoning districts.*
One (1) administrative extension may be approved where associated with active construction, restoration, or similar temporary conditions.

E. *Removal. Temporary Storage Containers shall be removed within seven (7) days following expiration of the approved period.*

3.98.10 Temporary Tent for Outdoor Displays or Sales

A. Zoning Certificate required. A Zoning Certificate shall be required prior to the placement or operation of any Temporary Tent for Outdoor Displays or Sales, except:

(1) A Temporary Tent for Outdoor Displays or Sales approved as part of a OTSE shall not be required to obtain a separate Zoning Certificate.

B. *Permitted locations. Temporary Tents for Outdoor Displays or Sales are permitted only on lots containing an existing lawful principal use in nonresidential zoning districts.*

C. *Location standards. Temporary tents and associated display areas shall not be located within the public right-of-way, required setbacks, required buffers, fire lanes, drive aisles, accessible routes, or required parking spaces unless otherwise approved as part of the Zoning Certificate.*

D. *Duration. Temporary tents for outdoor displays or sales shall be permitted for a maximum of fourteen (14) consecutive days, with a maximum of sixty (60) total days per calendar year per lot.*

E. *Removal. All tents, display materials, and associated equipment shall be removed within forty-eight (48) hours following the end of the approved period.*

Article 7 – Glossary of Terms

Kennel: Private Kennel. ***The home and premises of a Hobby Breeder.***

~~**See Subsection 3.4.30 - Private Kennels.**~~

Small Cellular Telecommunication Facility. Cellular Telecommunications Towers between eight and 30 feet in height, includin*g Distributed Antenna Systems (DAS) and small cells sites, communication nodes, antennas, fiberoptic cables, radio transceivers, and any additional equipment associated with transmission, which are typically used to supplement the service of, and reduce the need for additional, larger telecommunications towers.* **(See ~~Subsection 3.4.40 -~~ Telecommunications Towers)**

Outdoor Storage. ***The keeping of any goods, materials, merchandise, or vehicles outside of a structure or building for more than 48 consecutive hours. Outdoor storage shall not include Vehicles parked in Parking Spaces, tool rental establishments, greenhouses, or other uses where the sale of the merchandise is the primary use of the property ~~pursuant to Subsection 3.4.28 - Outdoor Display, Sales,~~ and Storage this Resolution.***

Roadside Stand. ***The use of any land or a Structure for the sale of produce ~~in~~ accordance with the provisions of Subsection 3.4.33 -Roadside Stand.***

Short-Term Rentals. ***A residential dwelling unit, or part a residential dwelling unit, with fewer than five rooms which may or may not allow access to all rooms of the unit with a universal key or key card, that is catered and marketed to public consumers for a predetermined rental fee on a hosting website, application, or other online source, where the owner of the property shall not be present during the guests stay and meals are not prepared and served by the owner. Such units are advertised and rented out typically for a period of seven to fourteen days, but no more than thirty consecutive days.***

Vertical Mixed – Small. A mixed-use building that contains ground-floor Commercial Use(s) with one (1) or more floors of Residential Use located above, where the uses are contained within the same structure and are designed and operated as a unified development.

Vertical Mixed – Large. A mixed-use building of greater intensity that contains ground-fl floor Commercial Use(s) with multiple upper floors of Residential Use located above, within the same structure, and designed as a unified development subject to the height and site development standards of the applicable zoning district.

Live-Work Unit. A dwelling unit that includes both residential living area and integrated workspace for a business, profession, or occupation conducted by a resident of the unit, where the work component is incidental and subordinate to the residential use and does not alter the residential character of the property.

Civic Hub. A site or building organized around an Institutional or Public Use that serves the community (such as government, education, library, cultural, public safety, or similar civic functions), and that may include supporting Commercial Uses that are incidental and complementary to the primary civic purpose, integrated into a unified development.

Table 3.1.4-A

Comprehensive Use Permissions

● = Allowed By-Right
◑ = Conditionally Allowed
Ⓐ = Allowed as Accessory Use
Ⓣ = Allowed as Temporary Use
– = Prohibited Use

	Use-Specific Standards Subsection	Rural Estate Residential	Single Unit Residential	Multi-Unit Residential	Neighborhood Mixed	Avenue Mixed North	Avenue Mixed Central	Avenue Mixed South	Light Intensity Industry	Greenspace, Open Space & Recreation	Sanitary Landfill
3.2. - Agricultural & Animal Uses		RER	SUR	MUR	NBM	AMN	AMC	AMS	LIT	GOR	SLF
Agricultural & Animal Keeping	3.2.1	●	●	●	●	–	–	–	●	●	–
Commercial Kennel	3.2.2	–	–	–	–	◑	◑	◑	◑	–	–
Pet Services and Daycare	3.2.3	–	–	◑	●	●	●	●	●	–	–
Riding Stable	3.2.4	●	–	–	–	–	–	–	–	●	–
Veterinary Facility	3.2.5	–	–	◑	●	●	●	●	●	–	–
3.3 - Residential Uses		RER	SUR	MUR	NBM	AMN	AMC	AMS	LIT	GOR	SLF
Adult Group Facility - Small	3.3.1	●	●	●	–	–	–	–	–	–	–
Adult Group Facility - Large	3.3.2	–	–	●	–	–	–	–	–	–	–
Child Group Facility	3.3.3	–	◑	●	–	–	–	–	–	–	–
Dwelling - Multi-Unit	3.3.4	–	◑	●	◑	◑	◑	◑	–	–	–
Dwelling - One-Unit	3.3.5	●	●	◑	–	–	–	–	–	–	–
Dwelling - Two-Unit	3.3.6	–	●	●	–	–	–	–	–	–	–
Institutional Housing	3.3.7	–	–	●	–	●	–	–	–	–	–
Permanently Sited Manufactured Home	3.3.8	●	●	●	–	–	–	–	–	–	–
3.4 - Mixed Uses		RER	SUR	MUR	NBM	AMN	AMC	AMS	LIT	GOR	SLF
Vertical Mixed - Small	3.4.1	–	–	●	●	–	–	–	–	–	–
Vertical Mixed - Large	3.4.2	–	–	–	●	●	●	●	–	–	–
Live-Work Unit	3.4.3	–	–	–	●	●	●	●	–	–	–
Civic Hub	3.4.4	–	–	–	●	●	●	●	–	–	–
3.5 - Automotive Uses		RER	SUR	MUR	NBM	AMN	AMC	AMS	LIT	GOR	SLF
Automotive Body Repair	3.5.1	–	–	–	–	◑	●	◑	◑	–	–
Automotive Fuel Service	3.5.2	–	–	–	–	◑	●	◑	◑	–	–
Automotive Recycling Facility	3.5.3	–	–	–	–	–	–	–	◑	–	–
Automotive Sales or Rental	3.5.4	–	–	–	–	–	●	–	–	–	–
Automotive Service	3.5.5	–	–	–	–	◑	●	◑	◑	–	–
Automotive Wash	3.5.6	–	–	–	–	◑	●	◑	◑	–	–

3.6 - Commercial Uses		RER	SUR	MUR	NBM	AMN	AMC	AMS	LIT	GOR	SLF
Alternative Financial Service	3.6.1	–	–	–	–	◑	◑	◑	–	–	–
Art Studio or Classroom	3.6.2	–	–	◑	●	●	●	●	●	–	–
Bank or Financial Institution	3.6.3	–	–	◑	◑	●	●	●	–	–	–
Bar, Micro-Brewery, and Micro-Distillery	3.6.4	–	–	◑	◑	●	●	●	–	–	–
Brewery or Distillery	3.6.5	–	–	–	–	–	–	–	●	–	–
Broadcasting & Streaming Studio	3.6.6	–	–	–	–	●	●	●	●	–	–
Cannabis Dispensary	3.6.7	–	–	–	–	◑	◑	◑	–	–	–
Contractor Services & Supply	3.6.8	–	–	–	–	◑	◑	◑	●	–	–
Day Care Facility	3.6.9	–	–	●	●	●	●	●	◑	–	–
Distribution Facility	3.6.10	–	–	–	–	–	–	–	●	–	–
Entertainment Venue	3.6.11	–	–	–	●	●	●	●	●	–	–
Event Venue	3.6.12	–	–	–	◑	●	●	●	–	–	–
Fireworks Manufacturing	3.6.13	–	–	–	–	–	–	–	◑	–	–
Fireworks Retail Sales	3.6.14	–	–	–	–	–	–	–	◑	–	–
Funeral & Memorial Service	3.6.15	–	–	–	–	●	●	●	●	–	–
Greenhouse & Nursery	3.6.16	–	–	–	–	●	●	●	●	–	–
Health & Fitness Venue	3.6.17	–	–	◑	●	●	●	●	◑	–	–
Heavy Industrial	3.6.18	–	–	–	–	–	–	–	◑	–	●
Hotel or Motel	3.6.19	–	–	–	–	◑	◑	◑	–	–	–
Laboratory	3.6.20	–	–	–	–	●	●	●	●	–	–
Light Industrial	3.6.21	–	–	–	–	◑	◑	◑	●	–	–
Fabrication Retail	3.6.22	–	–	◑	●	●	●	●	◑	–	–
Massage Parlor	3.6.23	–	–	–	–	–	–	–	–	–	–
Medical Office or Clinic	3.6.24	–	–	–	●	●	●	●	●	–	–
Mobile Food Vendor	3.6.25	●	●	●	●	●	●	●	●	–	–
Off-Premises Sign	3.6.26	–	–	–	–	●	●	●	●	–	●
Personal Service	3.6.27	–	–	◑	●	●	●	●	●	–	–
Professional or Business Office	3.6.28	–	–	◑	●	●	●	●	●	–	–
Radio Antenna - Commercial	3.6.29	◑	◑	◑	◑	◑	◑	◑	◑	–	◑
Restaurant	3.6.30	–	–	●	●	●	●	●	◑	–	–
Retail	3.6.31	–	–	◑	●	●	●	●	◑	–	–
Self-Storage Facility	3.6.32	–	–	–	–	–	–	–	◑	–	–
Service Commercial	3.6.33	–	–	–	●	●	●	●	◑	–	–
Small Cellular Communications Facility	3.6.34	●	●	●	●	●	●	●	●	–	–
Tattoo Studio	3.6.35	–	–	–	–	◑	◑	◑	–	–	–
Telecommunications Tower	3.6.36	●	●	●	●	●	●	●	●	–	–
Tobacco Retail	3.6.37	–	–	–	–	◑	◑	◑	–	–	–
Type-A Family Day Care Home	3.6.38	–	–	–	●	–	–	–	–	–	–
Type-B Family Day Care Home	3.6.39	●	●	●	●	●	●	●	–	–	–
Vendor Market	3.6.40	–	–	–	●	●	●	●	◑	–	–

3.7 - Institutional & Public Uses		RER	SUR	MUR	NBM	AMN	AMC	AMS	LIT	GOR	SLF
Active Park & Recreational Facility	3.7.1	◑	◑	◑	●	●	●	●	●	●	●
Cemetery	3.7.2	●	–	–	●	●	●	●	●	–	–
Educational Facility - Higher Learning	3.7.3	–	–	◑	◑	●	●	●	–	–	–
Educational Facility - Non-Higher Learning	3.7.4	◑	◑	◑	◑	●	●	●	–	–	–
Essential Service or Utility	3.7.5	●	●	●	●	●	●	●	●	–	–
Government & Public Use	3.7.6	●	●	●	●	●	●	●	●	●	●
Hospital	3.7.7	–	–	–	◑	●	●	●	–	–	–
Indoor Recreational Facility	3.7.8	–	–	–	◑	●	●	●	●	–	–
Nature Park & Conservation Area	3.7.9	●	●	●	●	●	●	●	●	●	●
Private Recreational Facility	3.7.10	◑	◑	◑	◑	●	●	●	●	–	–
Religious Place of Worship	3.7.11	◑	◑	◑	◑	●	●	●	●	–	–
Solid Waste Facility	3.7.12	–	–	–	–	–	–	–	–	–	●
3.8 - Accessory Buildings, Features & Uses (1)		**RER**	**SUR**	**MUR**	**NBM**	**AMN**	**AMC**	**AMS**	**LIT**	**GOR**	**SLF**
Accessory Dwelling Unit	3.8.5	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	–	–	–
Accessory Off-Street Parking	3.8.6	–	–	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	–	–
Short-Term Rentals	3.8.7	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	–	–
Carport	3.8.8	Ⓐ	Ⓐ	Ⓐ	–	–	–	–	–	–	–
Decks, Porches & Concrete Pads	3.8.9	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	–	–
Electric Vehicle Charging Stations	3.8.10	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ
Home Occupation	3.8.11	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	–	–	–
Outdoor Sales & Storage	3.8.12	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	–	–	–
Private Kennel	3.8.13	Ⓐ	Ⓐ	Ⓐ	–	–	–	–	–	–	–
Radio Antenna - Non-Commercial	3.8.14	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ
Roadside Stand	3.8.15	Ⓐ	–	–	–	–	–	–	–	–	–
Satellite Dish Antenna	3.8.16	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ
Solar Panels	3.8.17	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ
Small Wind Energy Conversion System	3.8.18	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ
Swimming Pool, Lake, or Bathhouse	3.8.19	Ⓐ	Ⓐ	Ⓐ	Ⓐ	–	–	–	–	–	–
Wood Furnace - Outdoor	3.8.20	Ⓐ	Ⓐ	Ⓐ	–	–	–	–	–	–	–
3.9 - Temporary Buildings & Uses		**RER**	**SUR**	**MUR**	**NBM**	**AMN**	**AMC**	**AMS**	**LIT**	**GOR**	**SLF**
One-Time Special Events	3.9.5	–	–	–	Ⓣ	Ⓣ	Ⓣ	Ⓣ	Ⓣ	–	–
Charitable Donation Container	3.9.6	–	–	–	Ⓣ	Ⓣ	Ⓣ	Ⓣ	Ⓣ	–	–
Temporary Entertainment Building	3.9.7	–	–	–	Ⓣ	Ⓣ	Ⓣ	Ⓣ	–	Ⓣ	–
Temporary Incidental Construction Building	3.9.8	Ⓣ	Ⓣ	Ⓣ	Ⓣ	Ⓣ	Ⓣ	Ⓣ	Ⓣ	Ⓣ	Ⓣ
Temporary Storage Container	3.9.9	Ⓣ	Ⓣ	Ⓣ	Ⓣ	Ⓣ	Ⓣ	Ⓣ	Ⓣ	Ⓣ	Ⓣ
Temporary Tent for Outdoor Displays or Sales	3.9.10	–	–	–	Ⓣ	Ⓣ	Ⓣ	Ⓣ	Ⓣ	–	–

Table Note:

(1) Includes all accessory buildings and features that are not separately identified with permissions within this table, subject to the provisions of Subsection 3.1.2– Interpretation of Uses, and Section 3.8 – Accessory Buildings, Features, and Uses.

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

Resolution to APPROVE/DENY CZC-25-20, Text Amendment to Revise Standards Related to Use-Specific Substandards.

Recommend ADOPTION of the Resolution.

Rationale:

Approval of CZC-25-20 will revise the operational characteristics, site expectations, and performance standards of individual land uses across the Township, and will reorganize, consolidate, modernize, and remove outdated or redundant provisions. As drafted, the intent of this amendment is to ensure that use-specific substandards:

- Remain appropriately tailored to the scale and potential impacts of each use
- Are internally consistent across similar land uses
- Are clearly written and administrable by staff
- Align with the Township's Comprehensive Use Permissions Table
- Avoid unnecessary regulatory complexity while still maintaining predictable, defensible standards

This amendment also modifies Table 3.1.4-A to reflect updated substandards, adds limited permissions to clarify mixed uses, updates a small number of definitions to remove incorrect cross references, removes and fixes formatting and numbering issues.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 6:00 p.m., on the 10th day of March, 2026, 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-25-20, ZONING TEXT AMENDMENT TO ARTICLE 3, LAND USE STANDARDS

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 January 20, 2026 for Case Number CZC-25-20 that proposed text amendments to Article 3, Land Use Standards, to revise the operational characteristics, site expectations, and performance standards of individual land uses across the Township; 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 to reorganize, consolidate, modernize, and remove outdated or redundant provisions; 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-25-20 on March 10, 2026, 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 Section121.22 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 _____, 2026.

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 _____, 2026.

_____
Jeff Baker
Colerain Township Fiscal Officer

Exhibit A

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

Comparison Document

3.1.4 – Comprehensive Use Permissions

A. Use permissions. The use permissions in Table 3.1.4-A: Comprehensive Use Permissions identify for each zoning district the principal uses, temporary uses, and accessory buildings, features, and uses that are allowed by right, allowed through a conditional use permit, allowed as an accessory use, allowed as a temporary use, or prohibited per the following key:

(1) A solid circle identifies a use as allowed through the approval of a Zoning Certificate within a specified zoning district.

(2) A half-filled circle identifies a use that is allowed only through approval of a conditional use permit pursuant to Subsection 6.5.3, ***and, where approved, a Zoning Certificate shall be issued as required by this Resolution.***

(3) A circled letter 'A' identifies a building, feature, or use that is allowed as an accessory use within a specified zoning district.

(4) A circled letter 'T' identifies a building or use that is allowed as a temporary use within a specified zoning district.

(5) A hyphen identifies a building, feature, or use that is prohibited within a specified zoning district.

B. Zoning Certificate Required. Unless expressly exempted by this Resolution, the establishment, commencement, expansion, or modification of any principal use, accessory use, temporary use, or site feature shown in Table 3.1.4-A shall require Zoning Certificate approval in accordance with Section 6.3.2.

3.2.1 Agricultural & Animal Keeping

A. Applicability. This section applies to the raising or keeping of animals for agricultural purposes, as defined by Ohio Revised Code §519.01. Agricultural uses that qualify for exemption under ORC §519.21 are not subject to zoning regulation except as permitted under applicable exceptions for platted subdivisions. The following standards apply to all non-exempt properties and any property seeking to keep animals not protected by agricultural exemption.

B. Subdivision Exceptions. In accordance with ORC §519.21:
(1) Agricultural uses are prohibited on lots smaller than one acre and located within a platted subdivision.
(2) On lots between one and five acres within a platted subdivision where 35 percent or more of the lots are developed, the keeping of animals for agricultural purposes may be regulated by the Township and is subject to this section.
(3) Adjacent parcels under the same ownership may be combined to meet acreage thresholds, provided the parcels are contiguous and recorded as such.

C. Animal Keeping Standards.
(1) Minimum Lot Size.
(i) No animals for agricultural purposes shall be kept on lots smaller than one acre. This provision does not apply to chickens, quails, or bees.
(ii) Acreage shall be rounded down and cannot be fractioned except where expressly permitted by this Section.
(iii) A maximum of six chickens is allowed on properties smaller than one acre, so long as the other requirements of this Resolution are met. For each additional half acre, three additional chickens are permitted.
(iv) Roosters are prohibited.
(v) Chickens shall be housed in a secure, enclosed coop and run, situated in the rear yard and set back a minimum of 20 feet from all property lines and 50 feet from the principal dwelling building of all adjacent properties.

(2) Small Livestock (e.g., goats, sheep, ducks, turkeys, geese, guinea fowl, and similar animals as determined by the Zoning Administrator).
(i) Permitted only in the Rural Estate Residential (RER) Zoning District.
(ii) No more than four small livestock per acre, up to a total of twelve animals per property.
(iii) All animals shall be enclosed within a fenced pasture or structure located at least 100 feet from all property lines.

(3) Large Livestock (e.g., horses, cows, alpacas, llamas, donkeys, mules, bison, and similar animals as determined by the Zoning Administrator).
(i) Permitted only in the Rural Estate Residential (RER) Zoning District.
(ii) Minimum lot size shall be five acres.
(iii) No more than three large livestock animals per 5 acres, with a maximum of six large animals per property.
(iv) Barns or stables shall be located at least 100 feet from all property lines.

(4) Beekeeping.
(~~v~~**i**) Permitted on lots of one acre or more in any zoning district.
(**i~~v~~**i) No more than two hives are permitted per acre, with a maximum of six hives per property.
(**i~~v~~**ii) Hives shall be located in the rear yard and set back a minimum of 100 feet from all property lines.

D. General Requirements.
(1) All animals shall be securely contained within the property boundaries by approved fencing or enclosures appropriate to the animal's size and behavior.
(2) Manure and waste shall be managed in a manner that prevents runoff, odor, and attraction of pests. Manure shall not be stored within 100 feet of any property line or waterway.
(3) Animal enclosures shall be maintained in a clean, sanitary condition and inspected regularly for structural integrity.
(4) Properties shall implement reasonable pest control practices to limit the presence of flies, rodents, and other nuisances.

E. Household Pets. This section does not apply to indoor household pets such as domesticated dogs, cats, and similar animals typically kept inside a home. Exotic or prohibited species, as regulated by local, state, or federal law, are not permitted.

F. Zoning Certificate Required. A valid Zoning Certificate must be obtained for the construction of any structure related to the keeping of animals, including but not limited to

coops, barns, sheds, and fencing, unless otherwise exempt under Section 6.3.2 of this Resolution.

G. Nonconforming Uses. Existing animal-keeping activities that exceed the limits of this section may continue as legal nonconforming uses, subject to the provisions of Article 5 of this Resolution.

3.2.2 Commercial Kennel

A. Minimum lot area. There shall be a minimum lot area of 5 acres required for commercial kennels.

B. Minimum setbacks. ~~All structures other than fences, exterior storage, refuse, or supplies associated with commercial kennels shall provide a setback that is a minimum of 100 feet from all lot lines.~~ **All indoor animal care areas and outdoor activity areas shall be located a minimum of 50 feet from any residentially zoned lot line, and a minimum of 20 feet from all other lot lines.**

3.2.3 Pet Services and Daycare

A. Minimum setbacks. All indoor animal care areas and outdoor activity areas shall be located a minimum of 50 feet from any residentially zoned lot line, and a minimum of 20 feet from all other lot lines.

3.2.4 Riding Stable

A. Minimum setbacks. ***All indoor animal care areas and outdoor activity areas shall be located a minimum of 50 feet from any residentially zoned lot line, and a minimum of 20 feet from all other lot lines.***~~All buildings, exterior storage, refuse, and supplies shall be set back a minimum of 100 feet from all lot lines.~~

B. Limit on the number of animals. A maximum of one animal unit shall be allowed per acre for a given property.

3.2.5 Veterinary Facility

A. Minimum setbacks. All structures, exterior storage, refuse, or supplies shall be set back a minimum of 100 feet from all lot lines.

3.3.1 Adult Group Facility - Small

3.3.2 Adult Group Facility - Large

3.3.3 Child Group Facility

A. Applicability. Except as expressly permitted under **S**~~s~~ection 5119.34 of the Ohio Revised Code, the standards contained in this section shall apply to Group Homes for Children, Adult Group Homes, and Adult Family Homes in a uniform manner and must be in accordance with Section 2967.14 and Section 3722 of the Ohio Revised Code.

~~B. Allowed districts. Shall only be permitted in the MUR Multi-Unit Residential district.~~

~~C~~**B**. Building character. All buildings in which this use is established shall be residential in character.

~~D~~**C**. Dwelling unit designation. Each dwelling unit in which a Halfway House or Community Residential Center is established shall be deemed to be a separate Halfway House or Community Residential Center.

~~E~~**D**. Spacing requirements. A Dwelling Unit in which a Halfway House or Community Residential Center is established shall not be closer than 600 feet to the next closest Dwelling Unit used as a Halfway House or Community Residential Center.

~~F~~**E**. Proof of permitting and code compliance. The Colerain Township Planning and Zoning Department, Code Department, Police Department, and Fire Department shall have the ability to request the custodial contract permitting the Halfway House or Community Residential Center for each individual resident. The owner/operator of a Halfway House or Community Residential Center must be able to provide proof that building and fire codes are adequately met and maintained. If the owner/operator is unable to provide this documentation within 14 days, the Zoning Administrator shall have the ability to revoke the Zoning Certificate granting allowance for the Halfway House or Community Residential Center. Township Staff shall have the ability to, upon request, inspect the interior of the property for compliance.

~~G~~**F**. Violations. Any violations to the Colerain Township Zoning Resolution, including the inability to provide proof of documentation, shall be subject to penalties as described in Article 5: Violations and Penalties.

~~3.3.4 Conservation Development~~

~~A. Applicability. Conservation developments provide for and encourage flexible and creative development techniques aimed toward providing a healthy and safe, natural, and built environment. The development of this use is encouraged within the Colerain Township Comprehensive Plan to conserve and protect the natural environment and rural character of the Township.~~

~~B. Property requirements. Conservation developments are subject to the following:~~
(1) Conservation developments are permitted where the subject lot(s) contains a minimum

~~of 20 contiguous acres, not separated by a road or other right-of-way prior to development;~~
~~(2) The development owner(s) must own in fee simple or have an option to purchase all lands within the conservation development;~~
~~(3) Any lawful ownership arrangement including, but not limited to, fee simple lots is permitted is allowed in an conservation development; and~~
~~(4) The arrangement of dwelling units shall comply with all development standards contained in the applicable zoning district or as modified in this Subsection.~~

~~C. Maximum allowed density. The maximum number of housing units allowed in conservation developments is determined using the minimum lot area required in the zoning district and is calculated per the following:~~
~~(1) Maximum allowed density = TSA / MLA x 90%. When this formula produces a fractional value, the output shall be rounded to the nearest whole number.~~
~~(2) TSA = Total site area in acres, excluding any area within existing public right-of-way or land that is subject to an existing conservation easement. The total site area also does not include any area occupied by lakes or ponds that are greater than 1 acre in size.~~
~~(3) MLA = Minimum lot area in acres required in a given zoning district. For areas subject to the Hillside Development Overlay regulations, the density calculations in this Resolution shall apply.~~
~~(4) % is the factor to account for public or private right-of-way required in a development.~~

~~D. Allowable uses.~~
~~(1) The uses allowed in conservation developments are those permitted uses listed in the applicable zoning district.~~
~~(2) Multi-unit dwellings are prohibited in conservation developments.~~

~~E. Private roads allowed. Private roads connecting one residence to another and/or for means of ingress and egress for a conservation development are allowed, subject to the following conditions:~~
~~(1) The private roads shall be designed and constructed to meet Hamilton County Engineering requirements for design, materials, and construction.~~
~~(2) The length, location, distance, and other relevant siting factors must comply with all Hamilton County requirements for subdivision roads.~~

~~F. Modifications to area and height regulations.~~
~~(1) Minimum lot area requirements contained in the applicable zoning districts are modified in conservation developments to provide for required open space and allow for flexibility in design. Unless specifically modified hereunder, area and height regulations contained in the applicable zoning district apply.~~
(2) Lot area requirements. Dwelling units in conservation developments are not required to

be on individual lots and there are no required minimum lot sizes. However, when lots are included in a development plan, such lots shall be of sufficient size and shape to accommodate dwelling units in compliance with the spacing and yard requirements defined herein.

(3) Minimum yard depths and setbacks. Individual buildings within an conservation development shall be subject to the applicable minimum setback requirements provided in Article 3 of this Resolution.

Type of Standard	**Requirement**
Principal Buildings	
Setback from Internal Roadways (min.)	15 feet
Setback from Township or County Roads (min.)	35 feet
Setback from Boundary Lines of Conservation Development (min.)	50 feet
Separation between the Rear Elevations of Two Principal Buildings (min.)	60 feet
Separation between the Front Elevation of a Principal Building and the Rear Elevation of a separate Principal Building (min.)	60 feet
Separation between the Side Elevations of Two Principal Buildings (min.)	20 feet
Accessory Buildings and Uses	
Setback from any Lot Line (min.)	10 feet

G. Sewage disposal. Conservation developments shall be served by individual or public sewage disposal structures consistent with applicable State or County regulations. Individual sewage disposal systems shall comply with all applicable regulations of the Hamilton County General Health District and may be located within the required open space.

~~H. Required protection of natural areas in conservation developments. For all conservation developments:~~
~~(1) Wetlands found within a site proposed to be developed shall remain in a natural state. No on-site or off-site mitigation of wetland alteration or destruction, temporary or permanent, shall be permitted.~~
~~(2) Areas with a natural slope of 20% or more shall be undisturbed. No on-site or off-site mitigation of sloped area alteration or destruction, temporary or permanent, shall be permitted.~~

~~I. Mandatory open space requirements. All conservation developments shall include a minimum of 50% of the total site acreage as required open space. In a phased development, open space shall be provided in a proportional manner with the development area (e.g., if a 100-acre site is to be developed in two phases of 50 acres each, then 25 acres of open space – being 50% of the first phase – shall be provided with the first phase; the other 25 acres shall be provided in the second phase). The following areas shall not count toward the minimum open space requirements:~~
~~(1) Private roads, public roads, and associated rights-of-way;~~
~~(2) Public or private parking areas, access ways, and driveways;~~
~~(3) Required setbacks between buildings, parking areas, and project boundaries;~~
~~(4) Required setbacks between buildings and streets;~~
~~(5) Required minimum spacing between buildings and parking areas;~~
~~(6) Private yards, including front, back, sides;~~
~~(7) Land that is subject to preexisting conservation easements or similar limitations on development; and~~
~~(8) Above-ground buildings, pipes, apparatus, and other equipment for community or individual septic or sewage disposal systems.~~

~~J. Use of required open space. Open space shall be designed and intended for the use and/or enjoyment of residents of the proposed development and the general public. Areas designated for required open spaces shall be preserved in their natural state except for the following:~~
~~(1) They are designated to be utilized for farming when authorized in a conservation easement or in a homeowner's association's covenants and restrictions; or~~
~~(2) They are designated to be used for underground drainage fields for individual or community septic systems or other underground components of on-site septic systems. Other components of on-site sewage disposal septic systems that extend above grade and are visible may not be within required open space. Easements shall be required to enable the maintenance of these facilities; or~~
(3) They are designated to be utilized as wet or dry stormwater management ponds or

basins. These ponds or basins may be located partially or entirely within the required open space. Easements shall be required to enable the maintenance of these facilities; or
(4) They are designated to be used as active recreation areas designed and intended for the use and/or enjoyment of residents of the development, or the public. These active recreation areas shall be located in areas with the least impact on natural amenities and wildlife habitats, shall be of a useable size and shape for the intended purpose, and shall be limited to 20% of the total acreage devoted to required open space. Such uses shall not include structures under a roof.

K. Reclamation of disturbed open space. Any areas to be designated as required open space that are disturbed during construction or otherwise not preserved in their natural state shall be landscaped with vegetation which appeared in those respective areas of the required open space immediately prior to being disturbed during construction or otherwise not preserved in their natural states.

L. Future subdivision and development of open space.
(1) All required open space shall be restricted from further subdivision or development by deed restriction, conservation easement, or other agreement in a form acceptable to Colerain Township and duly recorded in the office of the Hamilton County Recorder.
(2) Subject to permanent restrictions as set forth above, required open space in conservation developments shall be owned by a Homeowners Association, Colerain Township (with its consent), a land trust or other conservation organization recognized by Colerain Township, or by a similar entity. The ownership of common open space that is on a single-parcel development may be retained by the sole owner of the development.
(3) Required open space may be held by the individual members of a Homeowners Association as tenants-in-common or may be held in common ownership by a Homeowners Association, Community Association, or other similar legal entity.
(4) To obtain Township approval of the ownership of open space and common areas, the association must submit documents with the development plan showing that the association's bylaws and/or code of regulations require that membership in the association shall be mandatory for all purchasers of lots in the development. Such documents must also require that the association shall be responsible for maintenance, control, and insurance of all common areas, including required open space.

M. Conservation easements. With the permission of Colerain Township, the owner(s) of required open space may, in accordance with provisions of Section 5301.67 - .70 of the ORC, grant or transfer a conservation easement to any entity described in Section 5301.68 of the ORC, provided that the entity and the provisions of the conservation easements are acceptable to Colerain Township. When a deed restriction is proposed as the method of

restricting further subdivision of land designated as open space, Colerain Township shall be named as a party to such deed restrictions with approval authority over any changes thereto. The conveyance must contain appropriate provision for assignment of the conservation easement to another entity authorized to hold conservation easements under Section 5301.68 of the ORC, in the event that the original grantee becomes unwilling or unable to ensure compliance with the provisions of the conservation easement.

N. Development plan submission requirements.
(1) All proposed conservation developments shall provide a site analysis and a development plan to document compliance with all requirements of this Subsection.
(2) A site analysis and development plan together with any required application forms shall be transmitted in a form and number as prescribed by the Zoning Commission.
(3) The site analysis and development plan shall be submitted to and reviewed by the Zoning Administrator in the manner described herein.

O. Review of conservation developments. Within 10 days after receiving an application, site analysis, and development plan, the Zoning Administrator shall review submitted material to determine that the application includes all the items required in this Subsection. If the application is deemed complete and the application fee is paid, the Zoning Administrator shall officially accept the application on that date. Review of the proposed conservation development shall be accomplished in coordination with review procedures and requirements of all government agencies with jurisdiction over the development, and in the following manner:
(1) Distribution of submitted material. Once the application is determined to be complete, the Zoning Administrator shall distribute copies of submitted materials to Colerain Township's legal counsel and appropriate Colerain Township administrative departments, and to such other regulatory agencies that have statutory authority to subsequently review and comment on any aspect of the development, including but not limited to, the Hamilton County Regional Planning Commission, the Hamilton County General Health District, the Hamilton County Engineer, the Hamilton County Public Works Department, the Ohio Environmental Protection Agency, FEMA, U.S. Army Corps of Engineers, consultants retained by the Township, and Board of Township Trustees.
(2) Review by Zoning Administrator. Within 45 days after the date that a complete application is made, the Zoning Administrator shall review materials submitted and approve the application or deny approval of the application.
(3) Zoning Administrator approval. The Zoning Administrator may approve the application and proposed development plan based upon a determination that the proposed plan complies with the standards set forth in this Resolution.
(4) Zoning Administrator denial of approval. The Zoning Administrator may deny approval of

~~the application and proposed development plan. The decision to deny the application shall include a written description of specific changes required for the proposed plan to conform to the requirements of this Subsection. A decision to deny the application and proposed development plan may be appealed to the Board of Zoning Appeals in accordance with the applicable provisions of Section 6.5 – Quasi-Judicial Applications.~~

~~P. Time limits. The development plan shall be valid for 2 years. If the applicant has not begun construction within the 2 years, the development shall be voided and any new development shall require a new application for approval.~~

~~Q. Amendments to an approved conservation development.~~
~~(1) After a conservation development has been approved, adjustments, or rearrangements of buildings, parking areas, entrances, heights, or yards may be requested.~~
~~(2) Changes, as defined herein, are allowed, and may be approved by the Zoning Administrator, provided such requests conform to applicable standards provided in this Subsection.~~
~~(3) Amendments shall require the submittal of a revised development plan to the Zoning Administrator. The Township may establish a minor resubmittal fee as part of their adopted fee schedule.~~

3.3.5~~4~~ 4 Dwelling - Multi-Unit

A. Restrictions in SUR zone. Multi-Unit Dwellings within the Single Unit Residential (SUR) Zone shall be subject to the following standards:
(1) There shall be a maximum of 4 units per structure.
(2) Each unit shall have a separate exterior entrance.
(3) Individual dwelling units shall be attached by a common wall.
(4) No part of a parking area shall be closer than ~~5~~ **10** feet to the side and rear lot lines unless the parking area is adjacent to a residential district where it shall be set back at least ~~50~~ **25** feet from the property line adjacent to the residential district.
(5) Setbacks around all parking areas shall be landscaped with grass and planting areas and shall be well maintained.
(6) Accessory Dwelling Units (ADU) are prohibited on multi-unit lots.

3.3.6~~5~~ 5 Dwelling - One Unit

3.3.7~~6~~ 6 Dwelling - Two Unit

~~3.3.8 Dwelling - Upper Floor~~

3.3.9 7 Institutional Housing

A. Maximum density. The maximum density of institutional housing shall be 7 dwelling units or 7 beds per acre, whichever is less.

B. Limit on units and beds. Within a residential zoning district, there shall be a maximum of 21 dwelling units or beds per site of institutional housing.

C. Minimum setbacks. For institutional housing uses:
(1) All buildings shall be setback 50 feet from all lot lines.
(2) Parking areas shall provide a setback that is a minimum of 50 feet from property lines adjacent to a residential district. Parking areas that are not adjacent to a residential district shall be setback a minimum of 5 feet from side and/or rear lot lines.

D. Qualifications for institutional housing. All units shall be rented or sold **as part of a licensed or regulated institutional, congregate, assisted living, skilled nursing, or similar residential care setting**~~to the elderly or people with disabilities to qualify as institutional housing~~. **Mixed developments that include independent living units may be approved as institutional housing where the overall development functions as an integrated care-oriented campus and meets the standards of this Section.** ~~Mixed development, such as a retirement village with some independent living, shall be built under the multi-household dwelling regulations or as part of a Planned District.~~

3.3.~~10~~ 8 Permanently Sited Manufactured Home

A. Applicability of zoning requirements. Permanently sited manufactured homes shall be permitted where they meet the following provisions:
(1) They meet the definition of a permanently sited manufactured home; and
(2) They comply with all zoning requirements of a single-family dwelling in the applicable zoning district.

B. Prohibited structures. Travel trailers, park trailers, and mobile homes, as defined in Section 4501.01 of the ORC, and that do not qualify as a permanently sited manufactured home shall be prohibited **as a principal residential dwelling.** ~~.~~

3.4.1 Vertical Mixed – Small

A. Mixed-use requirement. ***A Vertical Mixed – Small use shall include at least two (2) different permitted principal uses within the same building, one of which shall be a Commercial Use and one of which shall be a Residential Use. All separate uses shall be allowed by-right in the applicable zoning district.***
B. ***Vertical arrangement. Any Commercial Use shall be located on the ground floor only, and all Residential Uses shall be located above the ground floor.***

C. Separate entrances. Residential dwelling units shall have a separate, secured entrance that is independent from commercial customer entrances.

3.4.2 Vertical Mixed – Large

A. ***Mixed-use requirement. A Vertical Mixed – Large use shall include at least two (2) different permitted principal uses within the same building, one of which shall be a Commercial Use and one of which shall be a Residential Use. All separate uses shall be allowed by-right in the applicable zoning district.***
B. ***Vertical arrangement. Any Commercial Use shall be located on the ground floor, and all Residential Uses shall be located above the ground floor.***
C. ***Building height compliance. The building shall comply with the maximum height and all applicable site development standards of the zoning district in which the use is located.***
D. ***Access and circulation. Loading, service, refuse, and building utilities shall be located and designed to avoid conflict with pedestrian access and to minimize impacts on adjacent residentially used property.***
E. ***Separated entrances. Residential dwelling units shall have a separate, secured entrance that is independent from commercial customer entrances.***

3.4.3 Live-Work Unit

A. ***Allowed format. A Live-Work Unit shall consist of one dwelling unit that includes integrated work space within the same unit or on the same lot, occupied and operated by at least one resident of the dwelling unit.***
B. ***Residential remains primary. The residential component shall remain the primary use and function of the unit, and the work component shall be clearly incidental and subordinate.***
C. ***No external impacts. A Live-Work Unit shall not generate impacts beyond those typical of a dwelling unit, including excessive traffic, parking demand, noise, odor, vibration, glare, or outdoor storage.***
D. ***Customer access limits. Customer visits shall be permitted only by appointment, and the use shall not function as a high-turnover retail establishment.***
E. ***No hazardous or industrial activity. Uses involving hazardous materials beyond normal household quantities, repair bays, vehicle service, or industrial fabrication are prohibited.***

3.4.4 Civic Hub

A***. Use composition. A Civic Hub shall include an Institutional or Public Use as a principal component of the development and may include accessory or supporting***

Commercial Uses that are customarily incidental to and supportive of the primary civic function.

B. ***No auto-intensive principal uses. Automotive sales, automotive service, automotive body repair, fuel service, self-storage, and heavy industrial uses are prohibited as part of a Civic Hub.***

C. ***Pedestrian orientation. The primary building entrance shall be oriented to a public street or to a clearly defined pedestrian route connecting to a public street or shared parking area.***

D. ***Outdoor gathering areas. Outdoor plazas, seating, courtyards, or similar civic spaces are permitted and shall be designed to avoid conflicts with required parking, loading, emergency access, and accessible routes.***

E. ***Parking and circulation. Vehicle access, drop-off areas, and service/loading areas shall be designed to minimize conflicts with pedestrians and avoid creating unsafe circulation patterns.***

3.~~4~~5.1 Automotive Body Repair

A. Enclosure required. An automotive body repair use, where allowed, shall operate all activities related to the use within a completely enclosed structure.

B. ***Screening required.~~[none]~~ Any area used for temporary vehicle staging shall be screened from public rights-of-way and adjacent residential districts by a continuous fence, wall, and/or landscaped buffer as determined by the Zoning Administrator.***

3.~~4~~5.2 Automotive Fuel Service

A. Development standards. Automotive fuel services shall be subject to the following:
(1) All fuel pumps and service islands shall meet the site development standards of the applicable zoning district.
(2) The outermost edges of all protective canopies shall comply with all yard and setback requirements of the applicable zoning district.

B. Minimum setbacks. Where a proposed fuel pump or service island abuts a lot with a dwelling, the minimum setback shall be 50 feet from such abutting lot lines.

3.~~4~~5.3 Automotive Recycling Facility

A. ***Minimum lot area.~~[none]~~ The minimum lot area shall be 10 acres.***

B. ***Location restrictions.~~[none]~~ Automotive recycling facilities shall not be permitted within 300 feet of a residential zoning district boundary.***

C. ***Screening required.~~[none]~~ Any outdoor storage, including vehicle storage, shall be screened from public rights-of-way and adjacent residential districts by a continuous fence, wall, and/or landscaped buffer as determined by the Zoning Administrator.***

3.~~4~~5.4 Automotive Sales or Rental

A. Minimum lot size. The minimum lot size for an automotive sales or rental use is 5 acres.

B. Sales office building required. A sales office building ~~must~~ **shall** be located on the same lot as the automotive sales or rental use, having a minimum floor area of 1,000 square feet, and being built on a permanent foundation to commercial building standards.

C. Parking surface standards. All vehicles must be parked on a solid paved surface of concrete or asphalt with perimeter curbing, buffering, landscaping, parking lot striping, and other similar aesthetic and/or safety requirements.

D. Inoperable and junk equipment prohibited. Inoperable or junk motor vehicles, boats, recreational vehicles, and trailers are not permitted on site. All repair and detailing beyond washing shall be completed in an enclosed building or off site.

E. Parking standards apply. Parking for the display of vehicles for sale or lease must conform to the standards for off-street parking as provided in Section 4.7 – Parking, Loading, and Circulation. Parking provided to meet the requirements of Figure 4.7.5-A – Sight Triangle shall not be used for parking display vehicles for sale or lease.

F. ***Screening required. Where an automotive sales or rental use abuts a residentially zoned or residentially used property, a buffer shall be provided, consisting of a continuous fence, wall, and/or landscaped buffer as determined by the Zoning Administrator.***

3.~~4~~5.5 Automotive Service

A. ***Enclosure required. All vehicle repair and service activities shall occur within a completely enclosed structure.***

B. ***Screening required. Where an automotive service use abuts a residentially zoned or residentially used property, a buffer shall be provided, consisting of a continuous fence, wall, and/or landscaped buffer as determined by the Zoning Administrator.***

C. ***Prohibited accessory activities. Vehicle dismantling, salvage operations, and long-term vehicle storage are prohibited as accessory activities to automotive service.***

D. ***Vehicle sales prohibited. The display, advertising, offering for sale, or sale of motor vehicles on the premises shall be prohibited as part of an automotive service use. Vehicles shall not be displayed for sale in parking areas, drive aisles, or other outdoor areas.***

3.~~4~~5.6 Automotive Wash

3.~~5~~6.1 Alternative Financial Service

A. Township-wide limitation on the number of such uses. The number of alternative financial service uses operating within the township shall not exceed 1 such use per 10,000 inhabitants residing in the township. The applicant of a Zoning Certificate for an alternative financial service shall demonstrate that the issuance of an approved Zoning Certificate would not increase the number of alternative financial services uses operating within the township at the time of application above this threshold and may rely on the most recent decennial census.

B. Minimum separation required.
(1) Alternative financial services shall not be located within 1,000 feet from any lot containing a separate alternative financial service.
(2) Alternative financial services shall not be located on lots that are less than 200 feet from any lot within a residential zoning district.

3.~~5~~6.2 Art Studio or Classroom

3.~~5~~6.3 Bank or Financial Institution

3.~~5~~6.4 Bar, Micro-Brewery, or Micro-Distillery

A. Minimum setbacks. This use may be **conditionally** allowed in the Neighborhood Mixed (NBM) Zone when there is a minimum setback of 50 feet from all lot lines that are adjacent to a residential zoning district. Such a setback shall apply to all parking areas and structures, except fences.

3.~~5~~6.5 Brewery or Distillery

3.~~5~~6.6 Broadcasting & Streaming Studio

3.56.7 Cannabis Dispensary

A. Applicability. This section applies to any Cannabis Dispensary operating in accordance with Ohio law. All such dispensaries shall be licensed by the State of Ohio and shall comply with all applicable state and local regulations.

B. Operation type.
(1) Medical and non-medical dispensaries may conditionally operate in all Avenue Mixed zoning districts of Colerain Township.
(2) Dispensaries shall not be permitted in Planned Districts or any overlay districts.

C. Hours of operation. Dispensary operations shall be permitted only between the hours of 9:00 a.m. and 9:00 p.m.

D. Dispensary quantity restriction. Only 1 Cannabis Dispensary shall be allowed per every 25,000 residents in Colerain Township. This population base will be determined based on recent, official population records available to the Township at the time of the determination, and without reference to the 10-year Census Bureau update.

E. Development agreement required. Every Cannabis Dispensary operator shall be required to enter into a Development Agreement with Colerain Township as a condition to conditional use zoning approval. No Cannabis Dispensary shall obtain a zoning permit from Colerain Township's Planning and Zoning Department until a Development Agreement has been executed between the dispensary operator and the Township. The Development Agreement will outline expectations for design, public improvements, compliance assurances, and any other terms necessary to promote long-term alignment with Township objectives, and the public health, safety and general welfare.

F. Buffer required.
(1) No Cannabis Dispensary shall be located within 750 feet of the boundaries of a parcel containing a school, church, public library, public playground, or public park.
(2) There shall be a minimum distance of 750 feet between cannabis dispensaries.

~~G. Signage requirement. The applicant must complete a Master Sign Plan that complies with the requirements listed in Section 4.8 of the Colerain Township Zoning Resolution. The Master Sign Plan shall be submitted as part of the conditional use application. Window signs, portable signs and temporary signs are prohibited upon the site.~~

G~~H~~. Outdoor displays and storage. No cannabis paraphernalia or product advertisements shall be visible from the building exterior, including through windows or on any exterior surfaces.

H~~I~~. Site readiness requirements. Prior to the commencement of any new use or occupancy of a site, the following requirements shall apply to ensure zoning compliance and visual

consistency throughout the Township:
(1) Façade compliance. A business shall not occupy an existing building unless the building undergoes a complete façade renovation, where applicable, to bring the exterior appearance into full compliance with the current zoning resolution.
(2) Parking lot compliance. The existing parking lot shall undergo complete renovation, where applicable, to meet the design, surfacing, landscaping, and dimensional standards of the current zoning resolution.
(3) Signage compliance. All nonconforming signage on the lot shall be permanently removed prior to the opening of the business. All new or replacement signs shall comply fully with the signage standards of the current zoning resolution.

3.56.8 Contractor Services & Supply

A. ***Indoor operations required. ~~[none]~~ All principal business operations shall occur within a completely enclosed building, except for permitted outdoor storage areas as provided herein.***

B. ***Outdoor storage limitations. ~~[none]~~ Outdoor storage shall be permitted only as an accessory component of the use and shall be limited to equipment, vehicles, materials, and supplies customarily associated with a licensed contractor or trade business. Outdoor storage of refuse, junk, scrap, dismantled or inoperable vehicles or equipment is prohibited.***

C. ***Screening required. ~~[none]~~ Any outdoor storage, including vehicle or equipment parking areas used for business purposes, shall be fully screened from public rights-of-way and from adjacent residentially zoned or residentially used properties by a continuous opaque fence or wall and supplemental landscaping.***

D. ***Location of outdoor storage. ~~[none]~~ Outdoor storage shall not be located within any required front yard and shall not be located between the principal building and any public street.***

E. ***Setbacks for outdoor storage. ~~[none]~~ Outdoor storage areas shall be set back a minimum of 50 feet from any residentially zoned or residentially used lot line.***

~~A. Enclosure required for certain zoning districts. Contractor or construction sales uses may only be allowed in the Avenue Mixed – North (AMN) District, the Avenue Mixed – Central (AMC) District, and the Avenue Mixed – South (AMS) District when all activities related to the use are located within a completely enclosed structure.~~

3.56.9 Day Care Facility

3.56.10 Distribution Facility

3.56.11 Entertainment Venue

3.56.12 Event Venue

3.56.13 Fireworks Manufacturing

3.56.14 Fireworks Retail Sales

3.56.15 Funeral & Memorial Service

~~A. Minimum setbacks.~~
~~(1) Generally, no part of a parking area associated with funeral services shall be closer than 5 feet to a side and/or rear lot line unless it is adjacent to a residential zoning district.~~
~~(2) Parking areas associated with funeral services shall be set back at least 50 feet from any property lines adjacent to a residential zoning district.~~

3.56.16 Greenhouse & Nursery

3.56.17 Health & Fitness Venue

3.56.18 Heavy Industrial

~~A. Conditional use review. The Board of Zoning Appeals may hear and conditionally permit heavy industrial uses in the Light Intensity Industry (LIT) District pursuant to this Resolution.~~

~~B. Conditions required for approval. As part of the conditional use review for heavy industrial uses, the Board of Zoning Appeals may require the installation, operation, and maintenance, in or in connection with the proposed use, of such devices and methods of operation as may, in the opinion of the Board, be reasonably required to prevent or reduce odor, dust, smoke, gas, noise or similar nuisances, and may impose such conditions regarding the extent of open space between it and surrounding properties as will tend to prevent or reduce the injury which might result from the proposed use to surrounding properties and neighborhoods.~~

3.56.19 Hotel or Motel

3.56.20 Laboratory

3.56.21 Light Industrial

3.56.22 Fabrication Retail

3.56.23 Massage Parlor

3.56.24 Medical Office or Clinic

3.56.25 Mobile Food Vendor

A. ***Zoning Certificate required. A Mobile Food Service Unit shall obtain and maintain a valid Township Zoning Certificate prior to operation. Certificates shall be issued annually and kept in the unit and produced upon request.***

B. ***Permitted locations. Mobile Food Service Units may operate only in approved zoning districts and with written permission from the property owner or applicable public agency. Operation on private property is permitted within the AMN, AMC, AMS, NBM, and LIT Districts; operation within the RER, SUR, and MUR Districts is permitted only when conducted as part of a Township-approved One-Time Special Event (OTSE).***

C. ***Required approvals. Zoning Certificate applications shall include: (1) current Hamilton County Public Health license; (2) Fire Department approval; and (3) proof of registration and $1,000,000 liability insurance.***

D. ***Location standards. MFSUs shall not operate within the public right-of-way, required buffers, or sight triangles; shall not block sidewalks, driveways, entrances, circulation aisles, or fire lanes; shall be at least 15 feet from hydrants, 5 feet from building entrances/ramps/driveways, and 10 feet from other MFSUs; and shall be located at least 100 feet from any restaurant entrance or outdoor dining area unless waived in writing by the restaurant owner. Where a site abuts a residential zoning district, applicable residential setbacks shall apply. Outside of an OTSE, no more than two (2) MFSUs may operate on a site of ½ acre or less, three (3) on sites over ½ acre up to 1 acre, and four (4) on sites over 1 acre.***

~~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 = ½ acre, three (3) on parcels > ½ 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 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 to Thursday: 7:00 a.m. – 11:00 p.m.
(2) Friday to Saturday: 7:00 a.m. – 12:00 a.m.
(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.~~

3.65.26 Off-Premises Sign

A. Zoning certificate required. A Zoning Certificate shall be required for off-premises signs.

B. Additional or accessory uses prohibited. Off-premises signs shall not be located on a lot that contains another principal use or structure. Accessory uses shall not be permitted on lots that contain an off-premises sign.

~~C. Agricultural land. Off-premises signs shall be allowed on agricultural land that is exempt from the provisions of this Resolution per Subsection 6.3.2 – Zoning Certificate.~~

~~D~~**C**. Dimensional and design standards. Off-premises signs shall be subject to the provisions of Table 3.5.26-A: Off-Premises Signs Standards.

Type of Standard	**Requirement**
Number of Off-Premises Signs (max.)	1 per lot ***(One or two sided)*** ~~1)~~
Sign Area (max.)	Bulletin – ~~672~~ ***300*** sq. ft. Poster – ~~220~~ ***150*** sq. ft. Junior Poster – ~~72~~ ***75*** sq. ft.
Sign Height (max.)	~~40~~ ***25*** feet
Sign Setback (min.)	~~300~~ ***500*** feet from any recorded subdivision or lot less than 1 acre in size within a residential zoning district~~. (~~2) ***Shall meet the minimum setback requirement of the applicable zoning district.***

Type of Standard	Requirement
Spacing between Signs (min.) ~~(4)~~	~~2000~~ ***2,500*** feet when adjacent to any Freeway or ~~Ex~~pressway (2) ~~1,5~~***2,000*** feet when adjacent to any Major Arterial, Minor Arterial, Major Collector, or Minor Collector ~~(3)~~

E. Landscaping radius. The base of all Off-Premise signage shall include landscaping at the base of all sign structures having a radius of no less than 5 feet length. This area/s shall be effectively landscaped with living plant material and with the use of permanent shrubs, groundcover, or other ornamental plantings. Annuals and perennials are permitted in combination with permanent plant materials. The average initial height of the plantings shall be 24" minimum.

F. Lighting. Lighting of off-premises signs shall be prohibited except:
(1) Where such lighting is effectively shielded to prevent direct or indirect casting of light on any portion of the street or highway; and
(2) Where such lighting is of low intensity or brilliance as to not cause glare or impair the vision of a driver or otherwise interfere with a driver's operation of a motor vehicle.

G. Electrically activated off-premises signs. Electrically activated off-premises signs are prohibited.

H. ***State highway controls. Off-premises signs located adjacent to interstate or primary highways shall comply with Ohio Revised Code Chapter 5516 and all rules and permit requirements administered by the Ohio Department of Transportation. Nothing in this Section shall be interpreted to permit an off-premises sign in a location where such sign is prohibited by state or federal law, or to expand the areas where off-premises signs may be permitted.***

3.65.27 Personal ~~Wellness~~ Service

3.65.28 Professional or Business Office

3.65.29 Radio Antenna - Commercial

3.65.30 Restaurant

3.65.31 Retail

3.65.32 Self-Storage Facility

A. *Zoning certificate required. A Self-Storage Facility shall require a Zoning Certificate and site plan approval prior to establishment, expansion, or conversion of any building to self-storage.*

B. *Permitted format. Self-storage shall be permitted only as an enclosed, indoor facility within a completely enclosed building. Outdoor storage is prohibited.*

C. *Prohibited accessory activities. The following are prohibited as part of, or accessory to, a self-storage facility:*

(1) *Outdoor storage of any kind, including but not limited to vehicles, recreational vehicles, boats, trailers, construction equipment, or materials;*

(2) *Vehicle sales, vehicle repair, detailing, or service;*

(3) *Auction operations or on-site sales events;*

(4) *Freight terminals, trucking operations, dispatch, or contractor staging;*

(5) *Residential occupancy, lodging, or overnight stays.*

D. *Minimum lot size. A self-storage facility shall be located on a lot containing a minimum of five (5) acres.*

E. *Street-facing façade standards. Roll-up doors shall not face a public right-of-way, except where internalized and screened from view by architectural features.*

3.65.33 Service Commercial

3.65.34 Small Cellular Communications ~~Tower~~*Facility*

A. *Applicability. Small Wireless Facilities may be installed in the public right-of-way, utility easements, or on private property, subject to ORC Chapter 4939, applicable federal law, and this Section. These standards are objective and shall not be applied to prohibit or effectively prohibit service.*

B. *Preferred Locations. Co-location on existing support structures is required where feasible. New or replacement structures are permitted only where co-location is not feasible or where allowed as a lawful replacement.*

C. *Design. Facilities shall use stealth design and minimize visual impacts by concealing equipment, conduit, and wiring to the maximum extent feasible, screening any ground equipment, maintaining a neat appearance, and matching the existing*

structure in color and scale where practicable. Signage is limited to required safety/ID.

D. ***Safety and Operations. Facilities shall not obstruct sight distance, impede pedestrian/vehicular movement, or block access to utilities, sidewalks, drainage, curb ramps, or emergency access. Lighting is prohibited except where integrated into a streetlight or required by law. Facilities shall not produce noise audible at the property line, shall meet applicable codes, and shall not interfere with public safety communications.***

E. ***Abandonment/Removal. Facilities unused for twelve (12) months shall be removed within one hundred eighty (180) days after Township notice, unless extended for transfer or coordinated removal.***

F. ***Definitions and Administration. Terms shall have the meanings in ORC Chapter 4939. Complete applications shall be acted upon within applicable state and federal timeframes.***

~~A. Applicability.~~
~~(1) Small Cellular Telecommunication Facilities shall be permitted within a right-of-way, a utility easement, or on private property, provided the criteria of this Subsection are met.~~
~~(2) Small Cellular Telecommunication Facilities that do not meet all applicable criteria shall be prohibited.~~

~~B. General location restrictions. The location of Small Cellular Telecommunication Facilities shall be limited as follows:~~
~~(1) Small Cellular Telecommunication Facilities shall not be permitted where all utilities are underground, except where the facilities are co-located on existing mast arm signals.~~
~~(2) Small Cellular Telecommunication Facilities shall be located within 100 feet of an existing overhead utility line.~~
~~(3) Small Cellular Telecommunication Facilities shall be located along principal arterials, minor arterials, or major collector roads, as defined by the Hamilton County Thoroughfare Plan. If there is not a practical location available in such an area, documentation shall be provided regarding the efforts that have been exhausted in siting the Small Cellular Telecommunication Facility in these locations.~~
~~(4) Small Cellular Telecommunication Facilities shall be located on existing utility poles where practical. If a new utility pole is required, the new pole should to the extent reasonably practicable be located on the same side of the road as existing utility poles. If the new utility pole is required on the opposite side of the road as existing utility poles, but~~ there are no other overhead wires crossing the road, the crossover wires related to the

~~Small Cellular Telecommunication Facilities shall be located underground, where practical. If the requirements of this paragraph are determined not to be practical, documentation shall be provided with the reasons stated.~~

~~C. Location outside of a right-of-way. Small Cellular Telecommunication Facilities up to 30 feet in height shall be permitted outside of a right-of-way and outside of a recorded utility easement, in areas where overhead utilities are present, subject to the following requirements:~~
~~(1) Small Cellular Telecommunication Facilities shall provide a setback from all principal structures on surrounding properties that is, at minimum, a distance equal to the overall height of the Small Cellular Telecommunication Facilities.~~
~~(2) If the Small Cellular Telecommunication Facility is located within a recorded subdivision and is at least 100 feet from any overhead utilities, all wiring and cable associated with the Small Cellular Telecommunication Facility shall be buried underground.~~
~~(3) If the Small Cellular Facility is located on a tower, it shall be mounted onto a decorative pole with the equipment disguised or screened from view.~~

~~D. General standards. In addition to other applicable standards, Small Cellular Telecommunication Facilities shall meet the standards below:~~
~~(1) If the location of a Small Cellular Telecommunication Facility requires a new utility pole, the pole shall be designed to accommodate the primary user's antenna and a comparable antenna for at least one additional user.~~
~~(2) Any ground-mounted equipment shall be completely screened with landscaping providing year-round screening.~~
~~(3) Small Cellular Telecommunication Facilities shall not obstruct adequate sight distance at intersections.~~
~~(4) Lighting shall not be permitted on Small Cellular Telecommunication Facilities, except where such lighting is integrated as a light pole that matches other light poles in the vicinity.~~
~~(5) Small Cellular Telecommunication Facilities shall not emit noise.~~

~~E. Appearance standards along local roadways. In all areas along local roadways, as defined by the Hamilton County Thoroughfare Plan, Small Cellular Telecommunication Facilities shall be designed to be consistent and complementary with the surrounding environment in terms of height, materials, color, scale, and design. The Zoning Administrator is hereby authorized to determine whether a deviation from the consistent design is in the best interest of the public.~~

~~F. Appearance standards. In all areas along principal arterials, minor arterials, and major collector roads as defined by the Hamilton County Thoroughfare Plan, Small Cellular~~ Telecommunications Facilities shall adhere to stealth design principles and shall be

~~subject to the following requirements:~~

~~(1) All stealth designs shall utilize the latest technology that is available for the purpose of blending the structure into the environment.~~

~~(2) A completed stealth design shall render the Small Cellular Telecommunications Facility minimally visible to the casual observer.~~

~~(3) A Small Cellular Telecommunications Facility may be attached to an existing structure if it is designed to integrate seamlessly into the structure to which it is attached regarding the structure's architectural style, exterior materials, color and finish, and similar aspects. The overall design shall not substantially increase the height of the structure on which it is located, nor shall it substantially project off the face of the structure.~~

~~(4) The Small Cellular Telecommunications Facility may be constructed as a new freestanding structure if it is designed to be consistent and complementary to the surrounding structures and area with similar architecture, materials, color, height, scale, and related aspects.~~

~~(5) The Small Cellular Telecommunications Facility may be constructed as a new freestanding structure that mimics other features that are present in the immediate vicinity, such as street lights or trees. Such construction shall be virtually identical to the feature that it is mimicking and shall maintain the same height, size, pole diameter, fixture type, tree species, and/or other related aspects.~~

~~(6) All equipment, electrical boxes, conduit, wiring, mounting equipment, and similar features associated with the Small Cellular Telecommunications Facility shall not be visible.~~

~~G. Pre-approval document required. Prior to approval of the location of a Small Cellular Telecommunication Facility, the applicant shall provide documentation confirming that:~~

~~(1) The proposed Small Cellular Telecommunication Facility has been reviewed and has been determined not to be a hazard by the Federal Aviation Administration (FAA) or other federal or state authority, as applicable.~~

~~(2) If the Small Cellular Telecommunication Facility is on leased property, the owner of the property has granted an easement or entered into a lease for the proposed Small Cellular Telecommunication Facility.~~

~~H. Location, co-location, or shared use. The following measures are required to minimize Small Cellular Telecommunication Facility proliferation:~~

~~(1) The applicant shall provide documentation that depicts an existing Small Cellular Telecommunication Facility does not meet the designed coverage or capacity objective, or that all commercially reasonable efforts have been exhausted to share space on an existing Small Cellular Telecommunication Facility. This shall include, but not be limited to,~~ a certified mail announcement to all other Small Cellular Telecommunication Facility users

~~in the vicinity stating siting needs and/or sharing capabilities. Applicants shall not be denied, nor shall they deny space on an existing Small Cellular Telecommunication Facility, unless available space, structural capacity, radio frequency interference, geographic service area requirements, mechanical or electrical incompatibilities, comparative costs of colocation versus new construction and any Federal Communications Commission limitations on Small Cellular Telecommunication Facility sharing preclude co-location.~~
~~(2) The applicant shall provide a signed statement indicating that the applicant agrees to allow for the potential co-location of another antenna and/or Small Cellular Telecommunication Facilities to the extent possible until said Small Cellular Telecommunication Facility has reached full antenna capacity.~~

~~l. Abandonment and demolition. Any Small Cellular Telecommunication Facilities are deemed abandoned by operation of law if they are not used for telecommunication purposes for 12 consecutive months. Any Small Cellular Telecommunication Facilities deemed abandoned shall be demolished, along with all Small Cellular Telecommunication Facilities equipment buildings and other associated structures by the owner or agent of the owner within 180 days of abandonment. All costs associated with demolition of the Small Cellular Telecommunication Facility equipment buildings, and other associated structures shall be borne by property owner of record, lessor, lessee, and/or operator of the Small Cellular Telecommunication Facility.~~

3.65.35 Tattoo Studio

3.6.36 Telecommunications Towers

A. ***Applicability. This Section regulates telecommunications towers and related facilities to the fullest extent permitted by law. Telecommunications towers proposed in residential zoning districts shall be reviewed and processed in accordance with ORC 519.211, as amended. Nothing in this Section shall be construed to conflict with applicable federal law, including FCC regulations.***

B. ***Residential Notice and Review. Where required by ORC 519.211, the applicant shall provide certified-mail notice to the Township and affected property owners, and the application shall be subject to Board of Zoning Appeals review and procedures in accordance with ORC 519.211.***

C. ***Standards. All towers subject to Township review shall comply with the following:***
(1) ***Co-location. Existing towers and structures shall be used to the maximum extent feasible, including modification where feasible.***
(2) ***Siting. The proposed location shall be the least intrusive feasible option, with preference for nonresidential zoning districts where practicable.***

(3) ***Lighting. Prohibited unless required by the FAA or other authority having jurisdiction.***

(4) ***Setbacks. Minimum 100 feet from all lot lines, unless reduced based on documented engineering addressing fall-zone and safety impacts.***

(5) ***Screening. Equipment areas shall be screened from adjacent residentially zoned or used properties.***

(6) ***Agency Compliance. The applicant shall provide evidence of compliance with applicable FAA/FCC requirements and other required approvals.***

(7) ***Removal. Facilities shall be removed within twelve (12) months after cessation of operations upon written Township notice; a decommissioning plan and owner/operator contact information shall be provided.***

(8) ***Access. Access drives and equipment areas shall maintain safe emergency and maintenance access.***

(9) ***Signage. Limited to safety, warning, and identification signage.***

D. ***Expert Review. The Township may retain qualified experts to review technical submissions at the applicant's expense, limited to reasonable and necessary costs consistent with applicable law.***

E. ***Micro Antennas / Small Wireless. Micro antennas on existing structures are permitted when concealed to the maximum extent feasible. Small wireless facilities in the public right-of-way shall comply with Section 3.5.34 and ORC Chapter 4939.***

~~**3.5.36 Telecommunications Tower**~~

~~A. Applicability. This Subsection is intended to exercise, to the fullest extent permitted by law, the power of the Board of Trustees of Colerain Township to regulate telecommunications towers and related facilities, and accordingly, this Subsection shall also govern the removal of buildings or structures that are used in the provision of such service. Except in accordance with Ohio Revised Code Section 519.211, hereby incorporated by reference, no person shall locate, erect, construct, reconstruct, change, alter, or enlarge any telecommunications tower in any area zoned for residential use.~~

~~B. Goals, guidelines, and objectives.~~
~~(1) Existing telecommunications tower sites should be used to the fullest, even if this necessitates the reconstruction or the expansion of existing telecommunications towers.~~
~~(2) Telecommunications towers and other related facilities to be constructed in areas zoned for residential use shall not include lights except where warranted by clear and convincing evidence.~~
(3) Telecommunications towers and related facilities should be designed and constructed

to minimize visual impact. Towers with a greater visual impact (e.g., taller, lighting required, larger ground spaced used, etc.) should be permitted only when the greater visual impact of the tower is mitigated by limiting the need for additional towers.
(4) Creative approaches to design, location, and camouflage are encouraged to minimize visual impact.

C. Required notifications. Any person who plans to construct a telecommunications tower in a residential zoning district shall provide both by certified mail written notices to the Board of Township Trustees and to each owner of property, as shown on the county auditor's current tax list, whose land is contiguous to or directly across a street or roadway from the property on which the tower is proposed to be constructed. The notice to the Board shall include verification that the person has complied with the notification requirements of this Subsection. The notice shall state all the following in clear and concise language:
(1) The person's intent to construct the tower;
(2) A description of the property sufficient to identify the proposed location; and
(3) The property owner has a maximum of 15 days after the date of the mailing to give written notice to the Board of Township Trustees requesting that the Board of Zoning Appeals review the telecommunications tower pursuant to the authority granted by Sections 519.02 to 519.25 of the Ohio Revised Code as they apply to the proposed location of the tower.

D. Returned, unclaimed, or refused notifications. If the notice to a property owner is returned unclaimed or refused, the person shall mail the notice by regular mail. The failure of delivery of the notice does not invalidate the notice.

E. Responses to notification.
(1) If the Board of Township Trustees receives notice from a property owner in response to paragraph C, above, of this Subsection within the time specified in that division or if a Board member makes an objection to the proposed location of the telecommunications tower within 15 days after the date of mailing of the notice sent under paragraph C, above, the Board shall request that the Township Fiscal Officer send the person proposing to construct the tower written notice that the tower is subject to the power conferred by and in accordance with Ohio Revised Code. The notice shall be sent no later than 5 days after the earlier of either the date the board first receives such a notice from a property owner or the date upon which a Board member makes an objection. Upon the date of mailing of the notice to the person, Sections 519.02 to 519.25 of the Revised Code shall apply to the tower.
(2) If the Board of Township Trustees receives no notice under paragraph C, above, of this

~~Subsection within the time prescribed by that division, or no Board member has an objection as provided under paragraph C, above, within the time prescribed by that division, the tower shall be allowed as-of-right pursuant to the applicable sections of this Resolution.~~

~~F. Review by Board of Zoning Appeals. The Board of Zoning Appeals shall review the application for a telecommunications tower as a conditional use where such review is requested by a notified property owner or the Board of Township Trustees pursuant to Subsection 6.5.1 – Quasi-Judicial Review Procedures and Subsection 6.5.3 – Conditional Use. A preapplication conference may be held in accordance with the procedure identified in Subsection 6.4.1-B, except that the informal initial concepts meeting would be held with the Board of Zoning Appeals instead of the Zoning Commission. The application shall include the following:~~
~~(1) A map showing the location of all of the applicant's and other providers' existing telecommunications towers and antennas within the Township and contiguous political subdivisions or within a 3-mile radius, whichever is greater;~~
~~(2) The general location(s) of the applicant's planned future telecommunications towers in the Township and contiguous political subdivisions; and~~
~~(3) For each location shown on the plans, there must be a schedule showing the type and size of the proposed telecommunications tower, the type of equipment located or proposed on each tower, the space available on the telecommunications tower for additional equipment, the ground network, if any, served by the telecommunications tower, and a site plan showing the parcel on which any existing telecommunications tower is located.~~

~~G. Conditional use approval criteria. The Board of Zoning Appeals shall approve a telecommunications tower as a conditional use if the Board of Zoning Appeals finds that the applicant has satisfied all of the following standards, in addition to the general standards for a conditional use as established in Subsection 6.5.3 – Conditional Use:~~
~~(1) Proof shall be provided by the applicant in a form satisfactory to the Board that the proposal has been approved by all agencies and governmental entities with jurisdiction, including but not limited to the Ohio Department of Transportation, the Federal Aviation Administration, the Federal Communication Commission, or the successors to their respective functions.~~
~~(2) The applicant shall demonstrate by clear and convincing evidence that its tower antennae cannot be located on any other communication tower or facility in the vicinity, and that all reasonable means have been undertaken to avoid any undue negative impact caused by the "clustering" of towers within an area. In the event of the construction of new~~ facilities by the applicant, the applicant shall agree to the use of such facilities by other

~~cellular communications companies, telephone, radio, television companies, etc. upon payment of reasonable fees for such use.~~

~~(3) An application shall be denied unless the applicant demonstrates that technically suitable and feasible sites are not available in a non-residential district and that the site is in the least restrictive district that includes a technically suitable and feasible site.~~

~~(4) The applicant shall demonstrate that the proposed tower is the least aesthetically intrusive facility for the neighborhood and function. All buildings and structures shall be architecturally compatible with the architecture of the adjacent buildings and structures.~~

~~(5) Pole, tower and/or structure placement shall be established on a lot meeting the minimum square footage requirements of the applicable zoning district and shall maintain a minimum setback of 100 feet from every lot line.~~

~~(6) For reasons of aesthetics and public safety, such facilities shall be effectively screened on each side which adjoins premises in any residence district. Screening shall consist of a solid masonry wall or solid fence, not less than 4 or more than 6 feet in height, or a tight screen or hardy evergreen shrubbery, or a natural or existing screening not less than 4 feet in height.~~

~~(7) The use of razor wire or barbed wire shall be prohibited.~~

~~(8) Screening walls and fences shall be located not less than 30 feet from each lot line.~~

~~(9) Spaces between any screening device and adjacent lot lines shall be buffered using landscape plant materials including grass, hardy shrubs, evergreen ground cover. All screening devices and landscape materials shall be maintained in good condition and in compliance with the standards of Section 4.3 – Landscaping and Buffering.~~

~~(10) The applicant (or its successors) shall, within 30 days of ceasing operation at the site of a telecommunication tower, give written notice of such ceasing of operation to the Zoning Commission. Facilities shall be removed from the site within 12 months of ceasing operations. Resale or renting of facilities is permissible only to other cellular communications systems subject to obtaining a Zoning Certificate from the Zoning Commission.~~

~~H. Revocation of conditional use permit. Any conditional use permit issued under this Subsection shall be revocable and may be revoked after notice and hearing if any continuing condition of the certificate has been violated and is not remedied within 30 days of written notice from the Zoning Commission.~~

~~I. Expert review authorized. If, in the opinion of the Board of Zoning Appeals and/or the Zoning Administrator, expert review of technical data submitted by an applicant for a telecommunications tower in an area zoned for residential use is needed for purposes of~~ evaluation, the applicant shall reimburse Colerain Township for the actual cost of such

~~review. One or more experts may be selected by the Zoning Administrator for such a review. Such experts may include, but are not limited to, engineering services and legal services.~~

~~J. Micro antennas. Micro antennas are permitted in all Districts. A micro antenna may be located as a matter of right on existing buildings, poles, or other existing support structures or on newly erected structures provided that the new structure has a significant purpose other than support of the micro antenna. Supporting equipment for a micro antenna shall be~~
~~(a) hidden inside the support structure to which the antenna is attached;~~
~~(b) hidden underground; or~~
~~(c) enclosed in a structure that is otherwise permitted in the zone where the micro antenna is erected and is designed to blend in with the neighborhood where the micro antenna is erected.~~

3.65.37 Tobacco Retail

A. Tobacco retail quantity restriction. Only 1 Tobacco Retail establishment shall be allowed per every 10,000 residents in Colerain Township. This population base will be determined based on recent, official population records available to the Township at the time of the determination, and without reference to the 10-year Census Bureau update.

3.65.38 Type-A Family Day Care Home

3.65.39 Type-B Family Day Care Home

3.65.40 Vendor Market

A. Zoning certificate required. ~~A Zoning Certificate is required wherever two or more transient vendors are to be located on one parcel or business site.~~ *A Zoning Certificate is required for a vendor market operating on private property for more than ten (10) days in any calendar month on the same site.*

~~B.Transient vendor permit required. All vendors must have a current Transient Vendor Permit from the Colerain Township Police Department. All vendors must also have all other licenses required to operate in the State of Ohio and Hamilton County for their specific product(s).~~ *Compliance required. All vendors shall comply with applicable federal, state, county, and Township requirements, including any required health department licensing.*

C. ~~The site plan of the use shall conform to the following:(1) Vendor markets may be located indoors, outdoors, or a combination of indoors and outdoors.(2) At no time shall any merchandise be displayed within 10 feet of the public right-of-way.(3) The~~ *layout of the vendor booths shall be in accordance with Subsection 3.7.5 – Outdoor*

**~~Display, Sales, and Storage regarding pedestrian and/or shopper access and safety.(4) Temporary sanitary facilities, if used, shall be located at the rear of the property and a minimum of 20 feet setback from all property li~~*Safety and access. Vendor markets shall not block required parking, drive aisles, fire lanes, sidewalks, building entrances, or required access for emergency vehicles.*

D. ~~(1) All required parking shall be provided on site, or in accordance with Subsection 4.7.7 – Parking Requirements in Non-Residential Zones.(2) The location of outdoor vendors shall not impede upon the necessary parking for the principal business(es) on the site, except as modified by application provisions within Section 4.7 – Parking, Loading, and Circulation.(3) All vendor vehicles and trailers shall be parked on the site during market hours. Vendors shall not park on the surrounding streets or in any way restrict access to neighboring properties. No vendor or shopper shall park on any grassy area.~~Parking and circulation. Adequate on-site parking and circulation shall be provided to prevent spillover parking or queuing onto public roads.

~~A. Zoning certificate required. A Zoning Certificate is required wherever two or more transient vendors are to be located on one parcel or business site.~~

~~B. Transient vendor permit required. All vendors must have a current Transient Vendor Permit from the Colerain Township Police Department. All vendors must also have all other licenses required to operate in the State of Ohio and Hamilton County for their specific product(s).~~

~~C. Dimensional requirements. The site plan of the use shall conform to the following:~~
~~(1) Vendor markets may be located indoors, outdoors, or a combination of indoors and outdoors.~~
~~(2) At no time shall any merchandise be displayed within 10 feet of the public right-of-way.~~
~~(3) The layout of the vendor booths shall be in accordance with Subsection 3.7.5 – Outdoor Display, Sales, and Storage regarding pedestrian and/or shopper access and safety.~~
~~(4) Temporary sanitary facilities, if used, shall be located at the rear of the property and a minimum of 20 feet setback from all property lines.~~

~~D. Parking requirements.~~
~~(1) All required parking shall be provided on site, or in accordance with Subsection 4.7.7 – Parking Requirements in Non-Residential Zones.~~
~~(2) The location of outdoor vendors shall not impede upon the necessary parking for the principal business(es) on the site, except as modified by application provisions within Section 4.7 – Parking, Loading, and Circulation.~~
(3) All vendor vehicles and trailers shall be parked on the site during market hours. Vendors

~~shall not park on the surrounding streets or in any way restrict access to neighboring properties. No vendor or shopper shall park on any grassy area.~~

~~E. Allowed merchandise. Vendors may sell or take orders for the following:~~
~~(1) Locally grown fresh farm produce, including fruits, vegetables, field crops, herbs, nuts, berries, sprouts, and grains;~~
~~(2) Honey, maple syrup;~~
~~(3) Live, cut, or dried flowers or garden plants;~~
~~(4) Food products, including baked and canned goods, egg and meat products, dairy products, and prepared food or meals;~~
~~(5) Handcrafted items; and/or~~
~~(6) Home repair or remodeling work or products. Vendors may take orders for future work or delivery of such products only. Small-scale sample products may be displayed.~~

~~F. Prohibited merchandise. The following products shall not be offered for sale at a vendor market:~~
~~(1) Overripe, spoiled, or unusable products;~~
~~(2) Garage sale, rummage sale, antiques, or "flea market" items;~~
~~(3) Live animals;~~
~~(4) Motor vehicles;~~
~~(5) Construction equipment;~~
~~(6) Firearms;~~
~~(7) Fireworks; and/or any illegal product or merchandise.~~

~~G. Beverages. Soft drinks may be sold for consumption on site by shoppers and vendors. No alcoholic beverages shall be offered for consumption on site.~~

~~H. Maintenance requirements. The market area shall be kept clean of all litter, debris, and refuse. Receptacles shall be provided for shopper use during market hours and shall be removed from the market area and stored in accordance with Section 4.9 – Waste Receptacles. At no time, except for scheduled trash pickup, shall any waste receptacles be placed in the front setbacks.~~

3.7~~.6~~.1 Active Park & Recreational Facility

3.76.2 Cemetery

A. Minimum lot area. Cemeteries shall have a minimum lot area of 20 acres.

B. Minimum setbacks. All chapels, mausoleums, accessory structures, or other structures associated with cemeteries shall be located a minimum of 100 feet from all lot lines in or abutting a residential zoning district.

C. Setbacks apply to gravestones and grave markers. Gravestones or grave markers shall meet applicable setback requirements.

3.76.3 Educational Facility - Higher Learning

A. Minimum setbacks.
~~(1)~~ All buildings, activity areas, and parking areas ~~associated with educational facilities~~ shall be set back a minimum of 50 feet from all lot lines when located within or adjacent to a residential zoning district.
~~(2) Parking areas that are not adjacent to a residential zoning district may be located no closer than 5 feet from side and/or rear lot lines.~~

~~B. Buffer requirement. Educational facilities shall meet the buffer requirements of uses within the Avenue Mixed Central (AMC) Zoning District, per Table 4.3.3-A - Required Buffer Yards by District.~~

3.76.4 Educational Facility - Non-Higher Learning

A. Minimum setbacks.
~~(1)~~ All buildings, activity areas, and parking areas ~~associated with educational facilities~~ shall be set back a minimum of 50 feet from all lot lines when located within or adjacent to a residential zoning district.
~~(2) Parking areas that are not adjacent to a residential zoning district may be located no closer than 5 feet from side and/or rear lot lines.~~

~~B. Buffer requirement. Educational facilities shall meet the buffer requirements of uses within the Avenue Mixed Central (AMC) Zoning District, per Table 4.3.3-A - Required Buffer Yards by District.~~

3.76.5 Essential Service or Utility

3.76.6 Government & Public Use

3.76.7 Hospital

3.76.8 Indoor Recreation Facility

3.76.9 Nature Park & Conservation Area

3.76.10 Private Recreational Facility

3.76.11 Religious Place of Worship

A. Minimum setbacks.
(1) All buildings, activity areas, and parking areas shall be located a minimum of 50 feet

~~from all lot lines when located within or adjacent to a residential zoning district.~~
~~(2) Parking areas that are not adjacent to a residential zoning district may be setback no closer than 5 feet from side and/or rear lot lines.~~

~~B. Buffer requirement. Religious places of worship shall meet the buffer requirements of uses within the Avenue Mixed Central (AMC) Zoning District, per Table 4.3.3-A - Required Buffer Yards by District.~~ ***All buildings, activity areas, and parking areas shall be set back a minimum of 50 feet from all lot lines when located within or adjacent to a residential zoning district.***

3.76.12 Solid Waste Facility

3.87.7 5 Accessory Dwelling Unit

A. Allowed location and number of accessory dwelling units. Up to one accessory dwelling unit shall be allowed per lot in residential zoning districts **and in zoning districts where a principal dwelling unit is permitted, subject to the standards of this Section.** ~~or in commercial zoning districts.~~

B. Prohibited locations. Accessory dwelling units are prohibited in the following zoning districts:
(1) Light Intensity Industry (LIT);
(2) Greenspace, Open Space, Recreation (GOR); and,
(3) Sanitary Landfill (SLF).

C. Residential zoning districts. Accessory dwelling units within residential zoning districts:
(1) May be created through new construction, conversion of an existing structure, addition to an existing structure, or conversion of a qualifying existing house to a garden cottage while simultaneously constructing a new primary dwelling on the site; and,
(2) Are exempt from the residential density standards of this Zoning Resolution; and,
(3) Shall not have a separate address from the principal dwelling unit on the lot.

D. Commercial zoning districts. Accessory dwelling units within commercial zoning districts:
(1) Shall be located on the same lot as the principal use; and
(2) May be located in a separate building from the principal building.

3.87.8 6 Accessory Off-Street Parking

A. ***Accessory off-street parking area(s) having more than 1,800 square feet of area and/or 5 or more parking spaces require the submission of a Master Parking Plan.***

3.8.7 Short-Term Rentals

3.8.8 Carports

A. *Location standards – attached. Carports which are permanently affixed to the principal structure shall be located in the rear or side yards, but outside of the required rear yard and required side yard.*

B. *Location standards – detached. Carports which are not permanently affixed to the principal structure shall be located in the rear yard only.*

C. *Construction. Carports must be constructed of a rigid material.*

D. *Compatibility. Carports attached to the existing principal structure must be architecturally compatible with said principal structure.*

E. *Prohibited locations. Carports shall be prohibited in commercial districts or upon commercially used lots in residential districts.*

3.8.9 Decks, Porches, & Concrete Pads

A. *Concrete pads. Concrete pads may be built to the property line, so long as all applicable impervious surface ratio requirements are met.*

B. *Detached decks and porches. Decks or porches in rear yards that are not attached to a primary or accessory structure, whether covered or uncovered, shall be considered accessory structures and shall meet the applicable accessory structure requirements of this Resolution.*

C. *Attached uncovered decks and porches. Decks or porches in side or rear yards that are uncovered and attached to a primary or accessory structure shall be considered accessory structures and shall meet the applicable accessory structure requirements of this Resolution.*

D. *Attached covered decks and porches. Decks or porches in side or rear yards that are covered and attached to a primary or accessory structure shall be considered additions and shall meet the applicable site development standards of this Resolution.*

E. *Front porches and decks. Decks or porches that are built on the front of a primary structure shall not protrude further than ten feet into the front yard of the property and shall meet the applicable site development standards of this Resolution.*

~~**3.7.9 Compost Piles or Bins**~~

~~A. Rear yard only. Compost piles or bins shall be located in a rear yard.~~

~~B. Minimum setbacks.~~
~~(1) Compost piles or bins shall provide a minimum setback of 5 feet from all lot lines.~~
~~(2) Compost piles or bins shall provide a minimum setback of 20 feet from all dwellings on the given lot and/or abutting lots.~~

~~C. Maximum area. On a given lot, compost piles or bins shall not collectively be larger than 24 square feet.~~

~~D. Maximum height. Compost piles or bins shall not exceed 6 feet in height.~~

3.87.~~10~~ 10 Electric Vehicle Charging Stations

A. Applicability. Any off-street parking space may be equipped with an electric vehicle charging station.

B. Impact. The presence of an electric vehicle charging station ~~does~~ **shall** not impact the principal use of a lot**.**~~, and~~

C. Use determination. An electric vehicle charging station shall be considered an accessory use of a parking lot, a parking structure, or a side yard or rear yard parking pad.

3.87.~~11~~ 11 Home Occupation

A. ***Purpose. Home occupations are permitted to support remote work and small-scale business activity that is incidental to residential living and maintains the appearance and function of a dwelling.***

B. ***Eligibility. A home occupation shall be conducted only within a dwelling unit or an accessory structure on the same lot and shall be operated by a resident of the dwelling as their primary residence.***

C. ***Scale and intensity. A home occupation shall remain clearly subordinate to the residential use of the property and shall not occupy more than 25% of the gross floor area of the dwelling and accessory structures combined.***

D. ***Neighborhood compatibility. A home occupation shall not:***
(1) ***Create noise, vibration, glare, fumes, or other nuisance impacts detectable beyond the property line;***
(2) ***Include outdoor storage or outdoor display of materials, equipment, or merchandise;***
(3) ***Require parking in excess of what is customarily provided for a dwelling, or create***

regular parking conflicts on adjacent streets; or
(4) Involve the dispatching of employees or vehicles from the site as a place of assembly.

E. ***Customers and deliveries. Customer visits are permitted by appointment only, provided they remain incidental and do not create operational impacts. Deliveries shall be limited to typical residential carrier service.***

F. ***Employees. No more than one (1) non-resident employee may be on-site at any time. F. Prohibited home occupations. The following are prohibited as home occupations:***
(1) ***Vehicle repair or automotive body work;***
(2) ***Outdoor storage, salvage, or equipment yards;***
(3) ***Uses requiring industrial ventilation or processing equipment; and***
(4) ***Any illegal activity.*** ~~*A.* Purpose and intent. The permissions and restrictions provided herein for home occupations are intended to secure flexibility in support of nonresidential activities that are very limited in scale, scope, and intensity. These permissions and restrictions shall not be construed to allow deviations from the essential residential character of residential zoning districts in terms of use and appearance.~~

~~B. Residency requirement. Home occupations shall only be allowed on the same property as the operators' dwelling that serves as their primary residence.~~

~~C. Subordination required. Home occupations shall be clearly incidental and subordinate to the use of the lot for residential purposes by its occupants. Except for Type-B Family Day Care Homes, home occupations shall not occupy more than 20% of the gross floor area of the associated dwelling.~~

~~D. Exterior alterations limited. Except for permissions explicitly granted within this Subsection, there shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation.~~

~~E. Employment limited. Home occupations shall not employ any person on the premises other than occupants of the dwelling.~~

~~F. Performance restrictions. Home occupations shall not utilize mechanical, electrical, or other equipment which produces noise, produces electrical or magnetic interference, or causes fluctuation in line voltage, vibration, heat, glare, or other nuisances outside of the~~ dwelling unit in which the home occupation is located.

~~G. Traffic generation restrictions. Home occupations shall not generate pedestrian or vehicular traffic beyond that which is reasonable or normal to the zoning district in which it is located.~~

~~H. Parking restrictions. Off-street parking shall not be expanded to accommodate home occupations. Home occupations shall not create additional burdens to vehicular parking in the nearby vicinity. Parking associated with home occupations shall meet the applicable standards of this Resolution.~~

~~I. Exterior displays prohibited. No commodity or stock in trade shall be sold, displayed, or stored outside or inside the premises.~~

~~J. Visits from carrier vehicles limited. Home occupations shall not require an excessive use of common carrier vehicles for delivery of materials to or from the premises above a level that is reasonable or normal to the district in which it is located.~~

~~K. Separate entrance prohibited. The dwellings in which home occupations are operated shall not be altered to have a separate exterior entrance between the dwelling unit and the home occupation.~~

~~L. Use of accessory buildings prohibited. No accessory building or space outside of the principal building shall be used in conjunction with home occupations.~~

~~M. Prohibited types of home occupations. The following types of home occupations shall be prohibited:~~
~~(1) Home occupations where the dwelling serves as a gathering point for employees who are engaged in business that takes place outside of the property that contains the home occupation. Such home occupations include, but are not limited to, landscaping business offices, construction offices, or trucking businesses where drivers or employees gather at the dwelling before being dispatched from the home for the purposes of the home occupation;~~
~~(2) Home occupations that require fire safety inspections, precautions, or permits, or that required other regulatory inspections or permits beyond those required by this Resolution;~~
~~(3) Home occupations that require the use of mechanical ventilation systems to exhaust the by-products of the home occupation; and~~
(~~4~~**5**) ~~Home occupations that involve the use~~**Uses that involve** ~~of~~ controlled substances.

3.8.12 Outdoor Sales & Storage

A. Applicability. This Subsection applies to any outdoor area used for the sale, display, or storage of goods or materials as part of a nonresidential use, except where such area has been approved as part of an approved site plan or development plan.

B. Prohibited locations. Outdoor sales and storage shall not be located within the public right-of-way, required setbacks, required buffers, required landscaping areas, required parking spaces, fire lanes, drive aisles, sight-distance triangles, sidewalks, or other required pedestrian routes.

C. Residential lots. Outdoor sales and storage are prohibited on lots used primarily for one-unit or two-unit dwellings, except for the noncommercial sales of personal household items.

D. Zoning Certificate required. A Zoning Certificate shall be required prior to establishing or expanding an outdoor sales or storage area. The application shall include a site plan identifying the location and extent of the proposed area.

E. Outdoor dining. Outdoor dining areas accessory to a restaurant or food service use are permitted and shall not obstruct required access, circulation, fire lanes, or accessible routes.

3.8~~7.12~~13 Private Kennel

A. Yard requirement. Exterior enclosures of private kennels for household pets shall be located in the rear yard.

B. ***Minimum setbacks. All indoor animal care areas and outdoor activity areas shall be located a minimum of 50 feet from any residentially zoned lot line, and a minimum of 20 feet from all other lot lines.***~~Minimum setback. Exterior enclosures of private kennels for household pets shall provide a minimum setback of 20 feet from all lot lines.~~

3.8~~7.13~~14 Radio Antenna - Non-Commercial

A. No Zoning Certificate shall be required for a non-commercial radio antenna.

B~~A~~. Maximum height. ***Amateur radio antennas are permitted as an accessory structure in residential zoning districts. Antennas shall comply with the maximum height of the applicable zoning district, except that the Township shall reasonably accommodate amateur radio communications consistent with federal law.***~~The maximum allowed height of amateur radio antennas shall not be less than 60 feet. The height of amateur radio antennas shall not exceed the lesser of:~~

~~(1) feet; or~~
~~(2) The total width or total depth of the property, as measured in the shortest distance between opposing lot lines wherein the amateur radio antenna is proposed.~~

C~~B~~. Minimum setbacks. ***Antennas shall be set back from all lot lines a minimum distance equal to the height of the antenna.***The following standards apply to setbacks:

~~(1) Amateur radio antennas that are 45 feet or less in height shall provide a minimum setback of 10 feet from all lot lines.~~
~~(2) Amateur radio antennas that are taller than 45 feet in height shall provide a minimum setback of 10 feet plus an additional foot for every 3 feet of antenna height above 45 feet (e.g., a 46-foot-tall antenna shall provide an 11-foot setback; a 49-foot-tall antenna shall provide a 12-foot setback).~~

3.87.~~14~~ 15 Roadside Stand

A. Operation limits. A use shall only qualify as a roadside stand if ~~50~~**25**% or more of the gross income received from the stand is derived from produce raised on farms owned or operated by the market operator in a normal crop year.

B. Maximum size. The structure from which a roadside stand operates shall not exceed ~~800~~ **1200** square feet in area.

C. Required setbacks. The structure and any parking associated with a roadside stand shall be set back at least **2**~~6~~0 feet from all lot lines.

3.87.~~15~~ 16 Satellite Dish Antenna

A. ***Exempt antennas. Satellite dish antennas forty (40) inches or less in diameter shall be permitted in all zoning districts and shall not require a Zoning Certificate.***

B. ***Large ground-mounted antennas. Ground-mounted satellite dish antennas greater than forty (40) inches in diameter shall require a Zoning Certificate and shall be located in the rear yard and set back a minimum of 10 feet from all lot lines.***

C. ***Federal compliance. This Section shall be interpreted and applied in a manner consistent with applicable federal requirements for over-the-air reception devices.***

~~A. Exemption from zoning certificate. The following categories of satellite dish antennas shall be exempt from all zoning requirements, shall not count against maximum lot coverage of accessory buildings, and shall not require a Zoning Certificate:~~
~~(1) Satellite dish antennas within a nonresidential zoning district that are 2 meters (78.74 inches) or less in diameter; or~~
~~(2) Satellite dish antennas within a residential zoning district that are 1 meter (39.37 inches) or less in diameter.~~

~~B. Applicability. Satellite dish antennas that are not exempt from all zoning requirements shall meet the applicable provisions of this Subsection. Ground-mounted satellite dish antennas that are not exempt shall count against maximum lot coverage of accessory~~ buildings.

~~C. Zoning certificate application requirements. In addition to other information required in Subsection 6.3.2 – Zoning Certificate, a zoning certificate application for a satellite dish antenna shall require the following information:~~
~~(1) Proposed height, diameter, location, and setbacks of the satellite dish antenna; and~~
~~(2) Proposed foundation details, landscaping, and screening associated with a groundmounted satellite dish antenna.~~

~~D. Location standards. The following standards apply to the locations of satellite dish antennas:~~
~~(1) Wall- or roof-mounted satellite dish antennas shall be prohibited on the front elevation of the principal building.~~
~~(2) In residential zoning districts, ground-mounted satellite dish antennas shall only be located in the rear yard.~~
~~(3) In nonresidential zoning districts, ground-mounted satellite dish antennas may be located in either the rear yard or a side yard.~~

~~E. Setback standards. The following standards apply to the setbacks of satellite dish antennas:~~
~~(1) Wall- or roof-mounted satellite dish antennas shall not project into any required front, side, or rear setback.~~
~~(2) Ground-mounted satellite dish antennas shall provide a minimum setback of 15 feet from side and rear lot lines.~~

~~F. Screening standards. Ground-mounted antennas shall be screened from view by use of landscaping, berms, and similar measures, subject to approval by the Zoning Administrator.~~

~~G. Maximum diameter. The following standards apply to the sizes of satellite dish antennas:~~
~~(1) In residential zoning districts, satellite dish antennas shall not exceed 2 meters (78.74 inches) in diameter.~~
~~(2) In nonresidential zoning districts, satellite dish antennas shall not exceed 3 meters (118.11 inches) in diameter.~~

~~H. Maximum height. The following standards apply to the heights of satellite dish antennas:~~
~~(1) In residential zoning districts, ground-mounted satellite dish antennas shall not exceed 12 feet in height above grade level.~~
~~(2) In nonresidential zoning districts, ground-mounted satellite dish antennas shall not exceed 15 feet in height above grade level.~~

~~I. Number of satellite dish antennas limited. Up to 1 satellite dish antenna shall be allowed~~ for each principal building on a given lot.

3.87.16 17 Solar Panels

A. ***Permitted. Solar energy equipment is permitted as an accessory use in all zoning districts where the principal use is permitted.***

B. ***Installation. Solar energy equipment shall be installed and maintained in compliance with applicable building and electrical codes and manufacturer specifications.***

C. ***Roof-mounted systems. Roof-mounted solar panels shall not extend above the ridgeline of the roof.***

D. ***Ground-mounted systems. Ground-mounted solar panels shall not exceed 20 feet in height and shall comply with applicable accessory structure setback requirements of the zoning district.***

E. ***Removal. Solar energy equipment that is nonfunctioning or abandoned for 12 consecutive months shall be removed within 90 days after notice by the Township.***

~~A. Visibility. Solar energy equipment shall be located in the least visibly obtrusive location where panels would be functional.~~

~~B. Removal of nonfunctioning equipment. Nonfunctioning solar energy equipment shall be disassembled and stored within an enclosed building or otherwise removed within 3 months of the equipment becoming nonfunctional.~~

~~C. Roof-mounted solar panels. Roof-mounted solar panels shall be subject to the following standards:~~
~~(1) Solar panels that simulate asphalt shingles, clay tiles, or similar roofing material present on the associated building are encouraged.~~
~~(2) Solar panels shall be installed in a manner that matches the plane of the underlying roof (i.e., flush mounted) or in a manner that is camouflaged by the roof design (e.g., utilizing capping or framing compatible with the color of the roof or structure).~~
~~(3) Solar panels shall not extend above the ridgeline of the roof.~~
~~(4) All exterior electrical lines shall be in conduit.~~
~~(5) All exposed electrical lines and plumbing lines shall be painted or finished in a color scheme that closely matches the color of underlying materials (e.g., conduit on walls shall be painted or finished in the same color as the wall; conduit on roofs shall be painted or finished in the same color as the roof).~~

~~D. Ground-mounted solar panels. Ground-mounted solar panels shall be subject to the following standards:~~
(1) Solar panel arrays shall collectively not exceed the footprint area of the associated

~~principal structure.~~

~~(2) Solar panels shall not exceed 15 feet in height.~~

~~(3) All exterior electrical lines shall be in conduit.~~

~~(4) All associated plumbing lines shall be buried underground.~~

3.87.~~17~~ 18 Small Wind Energy Conversion System

A. ***Permitted. Small Wind Energy Systems are permitted as an accessory use in zoning districts where the principal use is permitted, subject to the standards of this Section.***

B. ***Zoning Certificate required. A Zoning Certificate shall be required prior to installation.***

C. ***Height and setbacks. A Small Wind Energy System shall not exceed 60 feet in total height and shall be set back from all lot lines a minimum distance equal to the total height of the system.***

D. ***Lighting. Lighting is prohibited except as required by the FAA.***

E. ***Abandonment and removal. A system that is nonfunctioning or abandoned for 12 consecutive months shall be removed within 90 days after notice by the Township.***

~~A. Capacity limit. Small wind energy conversion systems (SWECS) less than 5 megawatts in capacity shall be allowed subject to the provisions herein. Wind power systems that are 5 megawatts in capacity or greater are regulated by the Ohio Public Utilities Commission (PUCO).~~

~~B. Types of wind energy systems. Allowable SWECS shall include Horizontal Axis Wind Turbines (HAWTs), Vertical Axis Wind Turbines (VAWTs), and Blade Tip Power System Turbines (BTPs). All SWECS shall be subject to the provisions of Table 3.4.37-A: SWECS Dimensional Standards.~~

~~**Standard**~~	~~**HAWTs**~~	~~**VAWTs**~~	~~**BTPs**~~
~~Lot Size (min.)~~	~~5 acres~~	~~5 acres~~	~~10,500 square feet~~
~~Tower Height (max.)~~	~~Lots 6 acres or less: 150 feetLots over 6 acres:Regulated by FAA~~	~~Lots 6 acres or less: 150 feetLots over 6~~	~~Groundmounted:48 feetRoof-mounted:15 feet above the roofline~~

Standard	HAWTs	VAWTs	BTPs
		acres:Regulated by FAA	
Turbine Clearance Above Grade Level (min.) (1)	20 feet	20 feet	Groundmounted:20 feetRoofmounted:N/A
Rotor/Turbine Dimensional Requirements	Rotor diameter (max.):43 feetRotor height (max.):20 feet less than tower height	Rotor diameter (max.): 6 feet	Turbine diameter (max.): 12 feet
Rotor/Tower Setbacks (min.)	Tower:Greater of (A) 200 feet; or (B) height of the tower (2)	Tower: Greater of (A) 200 feet; or (B) height of the tower (2)	All equipment :Greater of (A) 10 feet; or (B) the minimum side setback of the applicable zoning district

C. Limitations on sound. SWECS shall generally not exceed 55 dbA measured 5 feet above grade level at the nearest property line. This level may be exceeded during short-term events such as utility outages and/or severe windstorms with sustained winds of 58 miles per hour or 50 knots.

D. Automatic over-speed controls. SWECS shall be equipped with manual (electronic or mechanical) and automatic over-speed controls to limit the blade rotation speed to within the design limits of the SWECS.

E. Utility notification. No SWECS shall be installed until evidence has been provided as part of a Zoning Certification application that the electrical utility company has been informed of, and has approved, the applicant's intent to install an interconnected customer-owned generator. Off-grid systems shall be exempt from this requirement.

~~F. Tower color and advertising. Tower colors shall be white, off-white, gray, or neutral subdued tones including earth tones of green or brown. Towers shall not be finished in bright or vivid colors, nor shall the tower be used for advertising of any kind.~~

~~G. Multiple towers. Multiple SWECS are allowed on any site, provided all minimum standards are met and the total wattage is less than 5 megawatts.~~

~~H. Illumination. SWECS shall not be artificially illuminated, except as required by the FAA.~~

~~I. Climb prevention. SWECS shall not be climbable between grade level and 15 feet above grade level.~~

~~J. Compliance with other regulations. The applicant shall be responsible for acquiring all necessary approvals from other applicable agencies, including but not limited to the FAA.~~

~~K. Condition requirements. SWECS shall be maintained in working order, structurally sound, and with any surface treatments intact.~~

~~L. Abandoned facilities. Any SWECS that are not operated on a functional basis for a period of 6 consecutive months shall be deemed abandoned. The Zoning Administrator may order the repair or removal of said SWECS in accordance with these provisions. The property owner shall repair or remove the same within 60 days of receipt of notification by certified mail. If said facility is not either operational or removed after 60 days, the Township may remove the SWECS at the owner's expense.~~

~~M. Meteorological tower.~~
~~(1) A meteorological tower may be installed for a time period up to six months to measure winds prior to the construction of SWECS.~~
~~(2) If desired, a request to install a meteorological tower must be included in the application to install SWECS.~~

3.87.18 19 Swimming Pool, Lake, or Bathhouse

A. ***Location. Outdoor swimming pools shall be located in the rear yard.***

B. ***Setbacks. Outdoor swimming pools shall be set back a minimum of 10 feet from all lot lines. Setbacks shall be measured from the property line to the nearest water's edge of the pool.***

C. ***Height. Pool walls, decks, and associated enclosures and appurtenances shall not exceed 6 feet above finished grade, except as otherwise permitted by applicable building codes.***

D. Septic systems. Outdoor swimming pools shall not be constructed over septic tanks, leach fields, or other on-site sewage disposal components.

3.87.19 20 Wood Furnace - Outdoor

A. ***Setbacks. An outdoor wood furnace shall be located a minimum of 25 feet from all lot lines and 100 feet from any dwelling on an adjoining lot.***

B. ***Chimney. The chimney shall have a minimum height of 20 feet above grade.***

~~A. Construction and maintenance requirements. Wood furnaces shall be constructed, established, installed, operated, and maintained in conformance with the manufacturer's instructions and the requirements of all applicable agencies, including but not limited to Ohio EPA regulations regarding emissions and equipment labeling.~~

~~B. Fuel requirements. Fuel burned in any new or existing wood furnace shall be only natural untreated wood, wood pellets, corn products, or other listed fuels specifically permitted by the manufacturer's instructions such a fuel oil, natural gas, or propane backup, except where such list conflicts with the list of prohibited fuels within this Subsection.~~

~~C. Prohibited fuels. The following materials are prohibited from being from being burned as fuel or otherwise used in new or existing wood furnaces:~~
~~(1) Wood that has been painted, varnished, or coated with similar material, and/or has been pressure treated with preservatives, and/or contains resins or glues as in plywood or other composite wood products.~~
~~(2) Rubbish or garbage including but not limited to food wastes, food packaging, and food wraps.~~
~~(3) Any plastic materials including but not limited to nylon, PVC, ABS, polystyrene or urethane foam, synthetic fabrics, plastic films, and plastic containers.~~
~~(4) Rubber including tires or other synthetic rubber-like products.~~
~~(5) Newspaper, cardboard, or any paper with ink or dye products.~~
~~(6) Any other items not specifically allowed by the manufacturer or the provisions of this Subsection.~~

~~D. Required setbacks.~~
~~(1) Wood furnaces shall be located a minimum of 25 feet from all lot lines.~~
~~(2) Wood furnaces shall be located a minimum of 100 feet from any dwelling that is not served by the wood furnace.~~

~~E. Chimney height standards. Maximum height limitation standards within this Resolution~~ may be modified per the following:

~~(1) A chimney associated with a wood furnace shall extend to a height that is the greater of (A) 20 feet above grade level, or (B) 2 feet above the highest roofline of any dwelling within 300 feet of the wood furnace, as shown in Figure 3.4.43-A: Wood Furnace Standards.~~
~~(2) The owner of a wood furnace shall be required to further extend the height of the chimney associated with the wood furnace if new construction of a dwelling establishes a higher roofline within 300 feet of the wood furnace. Such extension shall be required to be complete within 30 days after construction of the dwelling is complete..~~

~~F. Enclosing structure required. All wood furnaces shall include an integral enclosing structure or shall be enclosed by a structure and shall not have open flames.~~

3.98.6 Charitable Donation Container

A. ***Annual Zoning Certificate required. A charitable donation container shall require an annual Zoning Certificate prior to placement and operation on any lot.***

B. ***Permitted Locations. Charitable donation containers are permitted only on nonresidentially used lots containing an existing lawful principal use, including an approved conditional use or a legally nonconforming conditional use. Charitable donation containers are prohibited on vacant lots and on lots containing a vacant principal building.***

C. ***Location standards. Charitable donation containers shall not be located within the public right-of-way, required buffers, fire lanes, drive aisles, accessible routes, or required parking spaces, and shall not obstruct safe pedestrian or vehicular circulation.***

D. ***Quantity. No more than two (2) charitable donation containers shall be permitted on any lot.***

E. ***Required labeling. Each container shall display, in a legible manner, the name and telephone number of the operator responsible for servicing the container.***

F. ***Exterior dumping prohibited. Donated materials shall be contained entirely within the container. The accumulation of items outside the container is prohibited.***

G. ***Maintenance and removal. Charitable donation containers shall be maintained free of litter and overflow. Upon notice by the Township, the operator and/or property owner shall service or remove the container and any associated debris within seventy-two (72) hours.***

~~A. Regulated as temporary use. Charitable donation containers shall be regulated as a temporary use and shall be subject to the Temporary Buildings and Uses provisions of this Article, in addition to other applicable provisions of this Resolution.~~

~~B. Allowed districts. Charitable donation containers may be allowed in any non-residential zoning districts. Charitable donation containers may be allowed in any residential zoning district on lots that have an approved conditional use permit for a religious places of worship use.~~

~~C. Zoning certificate standards. The following standards apply to the issuance of a Zoning Certificate for charitable donation containers:~~
~~(1) A Zoning Certificate for a charitable donation container shall be valid from the date of issuance through December 31st of the same year unless a shorter timeframe is specified in the approved Zoning Certificate.~~
~~(2) A Zoning Certificate may be renewed for re-issuance the following year. Prior to the expiration of a Zoning Certificate, any owner or operator who intends to continue to maintain a charitable donation container shall obtain a valid Zoning Certificate for the next 12-month period to start on January 1st. A grace period of 30 calendar days from the expiration date of a Zoning Certificate for a charitable donation container may be granted by the Zoning Administrator.~~
~~(3) The Zoning Administrator shall not issue a Zoning Certificate to any owner, operator, or applicant of a charitable donation container, or to a property owner for a charitable donation container, which does not operate and maintain a tax-exempt organization under Title 26 of U.S.C. §501(c)(3).~~
~~(4) Fees for the renewal of a Zoning Certificate for a charitable donation container may be waived if the Zoning Administrator determines there have been no violations of this Resolution upon the property.~~

~~D. Setbacks required. Charitable donation containers shall be subject to all applicable setback requirements of the zoning district within which it is located.~~

~~E. Quantity restricted. Generally, no more than 2 charitable donation containers shall be permitted at one time on a given lot, combined lot, development site, complex, or planned district. If the lot, combined lots, development site, complex, or planned district site exceeds 10 acres in size, then an additional charitable donation container may be added per each additional 5 acres of lot size, up to a total maximum of 4 charitable donation containers. At no point shall more than 4 charitable donation containers be located upon~~ any lot, combined lot, development site, complex, or planned district.

~~F. Dimensional standards. A charitable donation container shall not exceed 78 inches in height – as measured from grade level, 60 inches in width, or 60 inches in depth.~~

~~G. Required labeling. Charitable donation containers shall have the following information affixed to the exterior of the container in a conspicuous and easily readable location. The following information shall be maintained in a legible fashion and shall remain updated in the event such information changes:~~
~~(1) The name, address, and contact telephone number of the organization or company accepting donated items;~~
~~(2) The name, address, and contact telephone number of the company or organization operating, servicing, or maintaining the charitable donation container;~~
~~(3) The name, address, and contact telephone number of the property owner, or registered agent of the property owner, granting permission to the placement of the charitable donation container upon their property, if different from above; and~~
~~(4) The current zoning certificate number issued by Colerain Township Planning and Zoning.~~

~~H. Signage standards. Any signage, displays, images, or graphics on a charitable donation container shall maintain compliance with Section 4.8 – Signage.~~

~~I. Vacant lots and buildings prohibited. Charitable donation containers shall not be permitted on a vacant lot, on a lot that contains a vacant primary building, or on a lot that contains a primary building of which a majority of the building is vacant.~~

~~J. Exterior collection prohibited. The collection, accumulation, or storage of other materials, including but not limited to appliances, mattresses, or furniture, which is not contained completely within the charitable donation container is prohibited.~~

~~K. Regular maintenance required. Charitable donation containers shall be emptied regularly and within 48 hours of notice by Colerain Township Planning and Zoning, Code Enforcement, or Public Services to the primary contact affixed on the container. Failure to comply with any such notification from Colerain Township shall constitute a violation and shall be grounds for immediate revocation of the Zoning Certificate and required removal of the charitable donation container or other remedies specified in Section 6.6 – Enforcement, Penalties, and Remedies.~~

~~L. Cause for revocation of approval. In addition to other provisions specified above, if any owner, operator, or applicant of a charitable donation container, or a property owner for a charitable donation container is found to be in violation of any provision of this Resolution 2 3 or more times within a 12-month period, Colerain Township Planning and Zoning may~~ revoke the Zoning Certificate for the charitable donation container.

~~M. Property owner responsibility. The property owner(s) of the lot upon which a charitable donation container is approved for placement shall be responsible for complying with the above conditions. In the event of violations, such parties will be responsible for the required penalties provided in Section 6.6 – Enforcement, Penalties, and Remedies.~~

3.98.7 Temporary Entertainment Building

A. ***Zoning Certificate required. A Zoning Certificate shall be required prior to the placement or operation of any Temporary Entertainment Building, except:***

(1) ***A Temporary Entertainment Building approved as part of a OTSE shall not required to be obtain a separate Zoning Certificate.***

B. ***Permitted locations. Temporary Entertainment Buildings are permitted only on lots containing an existing lawful principal use, or as part of a Township-approved special event.***

C. ***Location standards. Temporary Entertainment Buildings shall not be located within the public right-of-way, required setbacks, required buffers, fire lanes, drive aisles, accessible routes, or required parking spaces unless otherwise approved as part of the Zoning Certificate.***

D. ***Duration. A Temporary Entertainment Building shall be permitted for a maximum of thirty (30) days, with one (1) administrative extension of up to thirty (30) additional days.***

E. ***Removal. All temporary structures, equipment, and associated materials shall be removed within seven (7) days following the end of the approved period.***

3.98.8 Temporary Incidental Construction Building

A. ***Zoning Certificate required. A Zoning Certificate shall be required prior to the placement or operation of any Temporary Incidental Construction Building, except:***

(1) ***A Temporary Incidental Construction Building approved as part of a OTSE shall not be required to obtain a separate Zoning Certificate.***

B. Applicability. Temporary Incidental Construction Buildings are permitted only in connection with an active, valid building permit, zoning approval, or approved site improvement project on the same lot.

C. *Location standards. Temporary Incidental Construction Buildings shall not be located within the public right-of-way, required setbacks, required buffers, fire lanes, drive aisles, accessible routes, or required parking spaces.*

D. *Duration. Temporary Incidental Construction Buildings may remain on-site for the duration of active construction and shall be removed within thirty (30) days following final inspection, certificate of occupancy, or completion of the approved work, as applicable.*

3.98.9 Temporary Storage Container

A. *Zoning Certificate required. A Zoning Certificate shall be required prior to the placement of any Temporary Storage Container, except:*

(1) *A Temporary Storage Container approved as part of a OTSE shall not be required to obtain a separate Zoning Certificate.*

(2) A Temporary Storage Container placed on a lot for fewer than fourteen (14) consecutive days shall not require a Zoning Certificate.

B. *Permitted locations. Temporary Storage Containers are permitted only on lots containing an existing lawful principal use.*

C. *Location standards. Temporary Storage Containers shall not be located within the public right-of-way, required setbacks, required buffers, fire lanes, drive aisles, accessible routes, or required parking spaces, and shall not obstruct safe pedestrian or vehicular circulation.*

D. *Duration. Temporary Storage Containers shall be permitted for a maximum of:*
(1) *thirty (30) days on lots in residential zoning districts; and*
(2) *ninety (90) days on lots in nonresidential zoning districts.*
One (1) administrative extension may be approved where associated with active construction, restoration, or similar temporary conditions.

E. *Removal. Temporary Storage Containers shall be removed within seven (7) days following expiration of the approved period.*

3.98.10 Temporary Tent for Outdoor Displays or Sales

A. Zoning Certificate required. A Zoning Certificate shall be required prior to the placement or operation of any Temporary Tent for Outdoor Displays or Sales, except:

(1) A Temporary Tent for Outdoor Displays or Sales approved as part of a OTSE shall not be required to obtain a separate Zoning Certificate.

B. *Permitted locations. Temporary Tents for Outdoor Displays or Sales are permitted only on lots containing an existing lawful principal use in nonresidential zoning districts.*

C. *Location standards. Temporary tents and associated display areas shall not be located within the public right-of-way, required setbacks, required buffers, fire lanes, drive aisles, accessible routes, or required parking spaces unless otherwise approved as part of the Zoning Certificate.*

D. *Duration. Temporary tents for outdoor displays or sales shall be permitted for a maximum of fourteen (14) consecutive days, with a maximum of sixty (60) total days per calendar year per lot.*

E. *Removal. All tents, display materials, and associated equipment shall be removed within forty-eight (48) hours following the end of the approved period.*

Article 7 – Glossary of Terms

Kennel: Private Kennel. ***The home and premises of a Hobby Breeder.***

~~**See Subsection 3.4.30 - Private Kennels.**~~

Small Cellular Telecommunication Facility. Cellular Telecommunications Towers between eight and 30 feet in height, includin*g Distributed Antenna Systems (DAS) and small cells sites, communication nodes, antennas, fiberoptic cables, radio transceivers, and any additional equipment associated with transmission, which are typically used to supplement the service of, and reduce the need for additional, larger telecommunications towers.* **(See ~~Subsection 3.4.40 -~~ Telecommunications Towers)**

Outdoor Storage. ***The keeping of any goods, materials, merchandise, or vehicles outside of a structure or building for more than 48 consecutive hours. Outdoor storage shall not include Vehicles parked in Parking Spaces, tool rental establishments, greenhouses, or other uses where the sale of the merchandise is the primary use of the property pursuant to Subsection 3.4.28 - Outdoor Display, Sales, and Storage this Resolution.***

Roadside Stand. ***The use of any land or a Structure for the sale of produce ~~in~~ accordance with the provisions of Subsection 3.4.33 -Roadside Stand.***

Short-Term Rentals. ***A residential dwelling unit, or part a residential dwelling unit, with fewer than five rooms which may or may not allow access to all rooms of the unit with a universal key or key card, that is catered and marketed to public consumers for a predetermined rental fee on a hosting website, application, or other online source, where the owner of the property shall not be present during the guests stay and meals are not prepared and served by the owner. Such units are advertised and rented out typically for a period of seven to fourteen days, but no more than thirty consecutive days.***

Vertical Mixed – Small. A mixed-use building that contains ground-floor Commercial Use(s) with one (1) or more floors of Residential Use located above, where the uses are contained within the same structure and are designed and operated as a unified development.

Vertical Mixed – Large. A mixed-use building of greater intensity that contains ground-fl floor Commercial Use(s) with multiple upper floors of Residential Use located above, within the same structure, and designed as a unified development subject to the height and site development standards of the applicable zoning district.

Live-Work Unit. A dwelling unit that includes both residential living area and integrated workspace for a business, profession, or occupation conducted by a resident of the unit, where the work component is incidental and subordinate to the residential use and does not alter the residential character of the property.

Civic Hub. A site or building organized around an Institutional or Public Use that serves the community (such as government, education, library, cultural, public safety, or similar civic functions), and that may include supporting Commercial Uses that are incidental and complementary to the primary civic purpose, integrated into a unified development.

Table 3.1.4-A

Comprehensive Use Permissions

● = Allowed By-Right
◑ = Conditionally Allowed
Ⓐ = Allowed as Accessory Use
Ⓣ = Allowed as Temporary Use
– = Prohibited Use

	Use-Specific Standards Subsection	Rural Estate Residential	Single Unit Residential	Multi-Unit Residential	Neighborhood Mixed	Avenue Mixed North	Avenue Mixed Central	Avenue Mixed South	Light Intensity Industry	Greenspace, Open Space & Recreation	Sanitary Landfill
3.2. - Agricultural & Animal Uses		RER	SUR	MUR	NBM	AMN	AMC	AMS	LIT	GOR	SLF
Agricultural & Animal Keeping	3.2.1	●	●	●	●	–	–	–	●	●	–
Commercial Kennel	3.2.2	–	–	–	–	◑	◑	◑	◑	–	–
Pet Services and Daycare	3.2.3	–	–	◑	●	●	●	●	●	–	–
Riding Stable	3.2.4	●	–	–	–	–	–	–	–	●	–
Veterinary Facility	3.2.5	–	–	◑	●	●	●	●	●	–	–
3.3 - Residential Uses		RER	SUR	MUR	NBM	AMN	AMC	AMS	LIT	GOR	SLF
Adult Group Facility - Small	3.3.1	●	●	●	–	–	–	–	–	–	–
Adult Group Facility - Large	3.3.2	–	–	●	–	–	–	–	–	–	–
Child Group Facility	3.3.3	–	◑	●	–	–	–	–	–	–	–
Dwelling - Multi-Unit	3.3.4	–	◑	●	◑	◑	◑	◑	–	–	–
Dwelling - One-Unit	3.3.5	●	●	◑	–	–	–	–	–	–	–
Dwelling - Two-Unit	3.3.6	–	●	●	–	–	–	–	–	–	–
Institutional Housing	3.3.7	–	–	●	–	●	–	–	–	–	–
Permanently Sited Manufactured Home	3.3.8	●	●	●	–	–	–	–	–	–	–
3.4 - Mixed Uses		RER	SUR	MUR	NBM	AMN	AMC	AMS	LIT	GOR	SLF
Vertical Mixed - Small	3.4.1	–	–	●	●	–	–	–	–	–	–
Vertical Mixed - Large	3.4.2	–	–	–	●	●	●	●	–	–	–
Live-Work Unit	3.4.3	–	–	–	●	●	●	●	–	–	–
Civic Hub	3.4.4	–	–	–	●	●	●	●	–	–	–
3.5 - Automotive Uses		RER	SUR	MUR	NBM	AMN	AMC	AMS	LIT	GOR	SLF
Automotive Body Repair	3.5.1	–	–	–	–	◑	●	◑	◑	–	–
Automotive Fuel Service	3.5.2	–	–	–	–	◑	●	◑	◑	–	–
Automotive Recycling Facility	3.5.3	–	–	–	–	–	–	–	◑	–	–
Automotive Sales or Rental	3.5.4	–	–	–	–	–	●	–	–	–	–
Automotive Service	3.5.5	–	–	–	–	◑	●	◑	◑	–	–
Automotive Wash	3.5.6	–	–	–	–	◑	●	◑	◑	–	–

3.6 - Commercial Uses		RER	SUR	MUR	NBM	AMN	AMC	AMS	LIT	GOR	SLF
Alternative Financial Service	3.6.1	–	–	–	–	◑	◑	◑	–	–	–
Art Studio or Classroom	3.6.2	–	–	◑	●	●	●	●	●	–	–
Bank or Financial Institution	3.6.3	–	–	◑	◑	●	●	●	–	–	–
Bar, Micro-Brewery, and Micro-Distillery	3.6.4	–	–	◑	◑	●	●	●	–	–	–
Brewery or Distillery	3.6.5	–	–	–	–	–	–	–	●	–	–
Broadcasting & Streaming Studio	3.6.6	–	–	–	–	●	●	●	●	–	–
Cannabis Dispensary	3.6.7	–	–	–	–	◑	◑	◑	–	–	–
Contractor Services & Supply	3.6.8	–	–	–	–	◑	◑	◑	●	–	–
Day Care Facility	3.6.9	–	–	●	●	●	●	●	◑	–	–
Distribution Facility	3.6.10	–	–	–	–	–	–	–	●	–	–
Entertainment Venue	3.6.11	–	–	–	●	●	●	●	●	–	–
Event Venue	3.6.12	–	–	–	◑	●	●	●	–	–	–
Fireworks Manufacturing	3.6.13	–	–	–	–	–	–	–	◑	–	–
Fireworks Retail Sales	3.6.14	–	–	–	–	–	–	–	◑	–	–
Funeral & Memorial Service	3.6.15	–	–	–	–	●	●	●	●	–	–
Greenhouse & Nursery	3.6.16	–	–	–	–	●	●	●	●	–	–
Health & Fitness Venue	3.6.17	–	–	◑	●	●	●	●	◑	–	–
Heavy Industrial	3.6.18	–	–	–	–	–	–	–	◑	–	●
Hotel or Motel	3.6.19	–	–	–	–	◑	◑	◑	–	–	–
Laboratory	3.6.20	–	–	–	–	●	●	●	●	–	–
Light Industrial	3.6.21	–	–	–	–	◑	◑	◑	●	–	–
Fabrication Retail	3.6.22	–	–	◑	●	●	●	●	◑	–	–
Massage Parlor	3.6.23	–	–	–	–	–	–	–	–	–	–
Medical Office or Clinic	3.6.24	–	–	–	●	●	●	●	●	–	–
Mobile Food Vendor	3.6.25	●	●	●	●	●	●	●	●	–	–
Off-Premises Sign	3.6.26	–	–	–	–	●	●	●	●	–	●
Personal Service	3.6.27	–	–	◑	●	●	●	●	●	–	–
Professional or Business Office	3.6.28	–	–	◑	●	●	●	●	●	–	–
Radio Antenna - Commercial	3.6.29	◑	◑	◑	◑	◑	◑	◑	◑	–	◑
Restaurant	3.6.30	–	–	●	●	●	●	●	◑	–	–
Retail	3.6.31	–	–	◑	●	●	●	●	◑	–	–
Self-Storage Facility	3.6.32	–	–	–	–	–	–	–	◑	–	–
Service Commercial	3.6.33	–	–	–	●	●	●	●	◑	–	–
Small Cellular Communications Facility	3.6.34	●	●	●	●	●	●	●	●	–	–
Tattoo Studio	3.6.35	–	–	–	–	◑	◑	◑	–	–	–
Telecommunications Tower	3.6.36	●	●	●	●	●	●	●	●	–	–
Tobacco Retail	3.6.37	–	–	–	–	◑	◑	◑	–	–	–
Type-A Family Day Care Home	3.6.38	–	–	–	●	–	–	–	–	–	–
Type-B Family Day Care Home	3.6.39	●	●	●	●	●	●	●	–	–	–
Vendor Market	3.6.40	–	–	–	●	●	●	●	◑	–	–

3.7 - Institutional & Public Uses		RER	SUR	MUR	NBM	AMN	AMC	AMS	LIT	GOR	SLF
Active Park & Recreational Facility	3.7.1	◑	◑	◑	●	●	●	●	●	●	●
Cemetery	3.7.2	●	–	–	●	●	●	●	●	–	–
Educational Facility - Higher Learning	3.7.3	–	–	◑	◑	●	●	●	–	–	–
Educational Facility - Non-Higher Learning	3.7.4	◑	◑	◑	◑	●	●	●	–	–	–
Essential Service or Utility	3.7.5	●	●	●	●	●	●	●	●	–	–
Government & Public Use	3.7.6	●	●	●	●	●	●	●	●	●	●
Hospital	3.7.7	–	–	–	◑	●	●	●	–	–	–
Indoor Recreational Facility	3.7.8	–	–	–	◑	●	●	●	●	–	–
Nature Park & Conservation Area	3.7.9	●	●	●	●	●	●	●	●	●	●
Private Recreational Facility	3.7.10	◑	◑	◑	◑	●	●	●	●	–	–
Religious Place of Worship	3.7.11	◑	◑	◑	◑	●	●	●	●	–	–
Solid Waste Facility	3.7.12	–	–	–	–	–	–	–	–	–	●
3.8 - Accessory Buildings, Features & Uses (1)		**RER**	**SUR**	**MUR**	**NBM**	**AMN**	**AMC**	**AMS**	**LIT**	**GOR**	**SLF**
Accessory Dwelling Unit	3.8.5	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	–	–	–
Accessory Off-Street Parking	3.8.6	–	–	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	–	–
Short-Term Rentals	3.8.7	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	–	–
Carport	3.8.8	Ⓐ	Ⓐ	Ⓐ	–	–	–	–	–	–	–
Decks, Porches & Concrete Pads	3.8.9	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	–	–
Electric Vehicle Charging Stations	3.8.10	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ
Home Occupation	3.8.11	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	–	–	–
Outdoor Sales & Storage	3.8.12	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	–	–	–
Private Kennel	3.8.13	Ⓐ	Ⓐ	Ⓐ	–	–	–	–	–	–	–
Radio Antenna - Non-Commercial	3.8.14	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ
Roadside Stand	3.8.15	Ⓐ	–	–	–	–	–	–	–	–	–
Satellite Dish Antenna	3.8.16	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ
Solar Panels	3.8.17	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ
Small Wind Energy Conversion System	3.8.18	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ
Swimming Pool, Lake, or Bathhouse	3.8.19	Ⓐ	Ⓐ	Ⓐ	Ⓐ	–	–	–	–	–	–
Wood Furnace - Outdoor	3.8.20	Ⓐ	Ⓐ	Ⓐ	–	–	–	–	–	–	–
3.9 - Temporary Buildings & Uses		**RER**	**SUR**	**MUR**	**NBM**	**AMN**	**AMC**	**AMS**	**LIT**	**GOR**	**SLF**
One-Time Special Events	3.9.5	–	–	–	Ⓣ	Ⓣ	Ⓣ	Ⓣ	Ⓣ	–	–
Charitable Donation Container	3.9.6	–	–	–	Ⓣ	Ⓣ	Ⓣ	Ⓣ	Ⓣ	–	–
Temporary Entertainment Building	3.9.7	–	–	–	Ⓣ	Ⓣ	Ⓣ	Ⓣ	–	Ⓣ	–
Temporary Incidental Construction Building	3.9.8	Ⓣ	Ⓣ	Ⓣ	Ⓣ	Ⓣ	Ⓣ	Ⓣ	Ⓣ	Ⓣ	Ⓣ
Temporary Storage Container	3.9.9	Ⓣ	Ⓣ	Ⓣ	Ⓣ	Ⓣ	Ⓣ	Ⓣ	Ⓣ	Ⓣ	Ⓣ
Temporary Tent for Outdoor Displays or Sales	3.9.10	–	–	–	Ⓣ	Ⓣ	Ⓣ	Ⓣ	Ⓣ	–	–

Table Note:

(1) Includes all accessory buildings and features that are not separately identified with permissions within this table, subject to the provisions of Subsection 3.1.2– Interpretation of Uses, and Section 3.8 – Accessory Buildings, Features, and Uses.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 6:00 p.m., on the 10th day of March, 2026, 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-25-20, ZONING TEXT AMENDMENT TO ARTICLE 3, LAND USE STANDARDS

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 January 20, 2026 for Case Number CZC-25-20 that proposed text amendments to Article 3, Land Use Standards, to revise the operational characteristics, site expectations, and performance standards of individual land uses across the Township; 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 to reorganize, consolidate, modernize, and remove outdated or redundant provisions; 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-25-20 on March 10, 2026, 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 not would 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 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.

4. 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 _____, 2026.

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 _____, 2026.

_____
Jeff Baker
Colerain Township Fiscal Officer

Exhibit A

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

Comparison Document

3.1.4 – Comprehensive Use Permissions

A. Use permissions. The use permissions in Table 3.1.4-A: Comprehensive Use Permissions identify for each zoning district the principal uses, temporary uses, and accessory buildings, features, and uses that are allowed by right, allowed through a conditional use permit, allowed as an accessory use, allowed as a temporary use, or prohibited per the following key:

(1) A solid circle identifies a use as allowed through the approval of a Zoning Certificate within a specified zoning district.

(2) A half-filled circle identifies a use that is allowed only through approval of a conditional use permit pursuant to Subsection 6.5.3, ***and, where approved, a Zoning Certificate shall be issued as required by this Resolution.***

(3) A circled letter 'A' identifies a building, feature, or use that is allowed as an accessory use within a specified zoning district.

(4) A circled letter 'T' identifies a building or use that is allowed as a temporary use within a specified zoning district.

(5) A hyphen identifies a building, feature, or use that is prohibited within a specified zoning district.

B. Zoning Certificate Required. Unless expressly exempted by this Resolution, the establishment, commencement, expansion, or modification of any principal use, accessory use, temporary use, or site feature shown in Table 3.1.4-A shall require Zoning Certificate approval in accordance with Section 6.3.2.

3.2.1 Agricultural & Animal Keeping

A. Applicability. This section applies to the raising or keeping of animals for agricultural purposes, as defined by Ohio Revised Code §519.01. Agricultural uses that qualify for exemption under ORC §519.21 are not subject to zoning regulation except as permitted under applicable exceptions for platted subdivisions. The following standards apply to all non-exempt properties and any property seeking to keep animals not protected by agricultural exemption.

B. Subdivision Exceptions. In accordance with ORC §519.21:
(1) Agricultural uses are prohibited on lots smaller than one acre and located within a platted subdivision.
(2) On lots between one and five acres within a platted subdivision where 35 percent or more of the lots are developed, the keeping of animals for agricultural purposes may be regulated by the Township and is subject to this section.
(3) Adjacent parcels under the same ownership may be combined to meet acreage thresholds, provided the parcels are contiguous and recorded as such.

C. Animal Keeping Standards.
(1) Minimum Lot Size.
(i) No animals for agricultural purposes shall be kept on lots smaller than one acre. This provision does not apply to chickens, quails, or bees.
(ii) Acreage shall be rounded down and cannot be fractioned except where expressly permitted by this Section.
(iii) A maximum of six chickens is allowed on properties smaller than one acre, so long as the other requirements of this Resolution are met. For each additional half acre, three additional chickens are permitted.
(iv) Roosters are prohibited.
(v) Chickens shall be housed in a secure, enclosed coop and run, situated in the rear yard and set back a minimum of 20 feet from all property lines and 50 feet from the principal dwelling building of all adjacent properties.

(2) Small Livestock (e.g., goats, sheep, ducks, turkeys, geese, guinea fowl, and similar animals as determined by the Zoning Administrator).
(i) Permitted only in the Rural Estate Residential (RER) Zoning District.
(ii) No more than four small livestock per acre, up to a total of twelve animals per property.
(iii) All animals shall be enclosed within a fenced pasture or structure located at least 100 feet from all property lines.

(3) Large Livestock (e.g., horses, cows, alpacas, llamas, donkeys, mules, bison, and similar animals as determined by the Zoning Administrator).
(i) Permitted only in the Rural Estate Residential (RER) Zoning District.
(ii) Minimum lot size shall be five acres.
(iii) No more than three large livestock animals per 5 acres, with a maximum of six large animals per property.
(iv) Barns or stables shall be located at least 100 feet from all property lines.

(4) Beekeeping.
(~~v~~**i**) Permitted on lots of one acre or more in any zoning district.
(**i~~v~~**i) No more than two hives are permitted per acre, with a maximum of six hives per property.
(**i~~v~~**ii) Hives shall be located in the rear yard and set back a minimum of 100 feet from all property lines.

D. General Requirements.
(1) All animals shall be securely contained within the property boundaries by approved fencing or enclosures appropriate to the animal's size and behavior.
(2) Manure and waste shall be managed in a manner that prevents runoff, odor, and attraction of pests. Manure shall not be stored within 100 feet of any property line or waterway.
(3) Animal enclosures shall be maintained in a clean, sanitary condition and inspected regularly for structural integrity.
(4) Properties shall implement reasonable pest control practices to limit the presence of flies, rodents, and other nuisances.

E. Household Pets. This section does not apply to indoor household pets such as domesticated dogs, cats, and similar animals typically kept inside a home. Exotic or prohibited species, as regulated by local, state, or federal law, are not permitted.

F. Zoning Certificate Required. A valid Zoning Certificate must be obtained for the construction of any structure related to the keeping of animals, including but not limited to

coops, barns, sheds, and fencing, unless otherwise exempt under Section 6.3.2 of this Resolution.

G. Nonconforming Uses. Existing animal-keeping activities that exceed the limits of this section may continue as legal nonconforming uses, subject to the provisions of Article 5 of this Resolution.

3.2.2 Commercial Kennel

A. Minimum lot area. There shall be a minimum lot area of 5 acres required for commercial kennels.

B. Minimum setbacks. ~~All structures other than fences, exterior storage, refuse, or supplies associated with commercial kennels shall provide a setback that is a minimum of 100 feet from all lot lines.~~ **All indoor animal care areas and outdoor activity areas shall be located a minimum of 50 feet from any residentially zoned lot line, and a minimum of 20 feet from all other lot lines.**

3.2.3 Pet Services and Daycare

A. Minimum setbacks. All indoor animal care areas and outdoor activity areas shall be located a minimum of 50 feet from any residentially zoned lot line, and a minimum of 20 feet from all other lot lines.

3.2.4 Riding Stable

A. Minimum setbacks. ***All indoor animal care areas and outdoor activity areas shall be located a minimum of 50 feet from any residentially zoned lot line, and a minimum of 20 feet from all other lot lines.***~~All buildings, exterior storage, refuse, and supplies shall be set back a minimum of 100 feet from all lot lines.~~

B. Limit on the number of animals. A maximum of one animal unit shall be allowed per acre for a given property.

3.2.5 Veterinary Facility

A. Minimum setbacks. All structures, exterior storage, refuse, or supplies shall be set back a minimum of 100 feet from all lot lines.

3.3.1 Adult Group Facility - Small

3.3.2 Adult Group Facility - Large

3.3.3 Child Group Facility

A. Applicability. Except as expressly permitted under **S**~~s~~ection 5119.34 of the Ohio Revised Code, the standards contained in this section shall apply to Group Homes for Children, Adult Group Homes, and Adult Family Homes in a uniform manner and must be in accordance with Section 2967.14 and Section 3722 of the Ohio Revised Code.

~~B. Allowed districts. Shall only be permitted in the MUR Multi-Unit Residential district.~~

~~C~~**B**. Building character. All buildings in which this use is established shall be residential in character.

~~D~~**C**. Dwelling unit designation. Each dwelling unit in which a Halfway House or Community Residential Center is established shall be deemed to be a separate Halfway House or Community Residential Center.

~~E~~**D**. Spacing requirements. A Dwelling Unit in which a Halfway House or Community Residential Center is established shall not be closer than 600 feet to the next closest Dwelling Unit used as a Halfway House or Community Residential Center.

~~F~~**E**. Proof of permitting and code compliance. The Colerain Township Planning and Zoning Department, Code Department, Police Department, and Fire Department shall have the ability to request the custodial contract permitting the Halfway House or Community Residential Center for each individual resident. The owner/operator of a Halfway House or Community Residential Center must be able to provide proof that building and fire codes are adequately met and maintained. If the owner/operator is unable to provide this documentation within 14 days, the Zoning Administrator shall have the ability to revoke the Zoning Certificate granting allowance for the Halfway House or Community Residential Center. Township Staff shall have the ability to, upon request, inspect the interior of the property for compliance.

~~G~~**F**. Violations. Any violations to the Colerain Township Zoning Resolution, including the inability to provide proof of documentation, shall be subject to penalties as described in Article 5: Violations and Penalties.

~~3.3.4 Conservation Development~~

~~A. Applicability. Conservation developments provide for and encourage flexible and creative development techniques aimed toward providing a healthy and safe, natural, and built environment. The development of this use is encouraged within the Colerain Township Comprehensive Plan to conserve and protect the natural environment and rural character of the Township.~~

~~B. Property requirements. Conservation developments are subject to the following:~~
(1) Conservation developments are permitted where the subject lot(s) contains a minimum

~~of 20 contiguous acres, not separated by a road or other right-of-way prior to development;~~
~~(2) The development owner(s) must own in fee simple or have an option to purchase all lands within the conservation development;~~
~~(3) Any lawful ownership arrangement including, but not limited to, fee simple lots is permitted is allowed in an conservation development; and~~
~~(4) The arrangement of dwelling units shall comply with all development standards contained in the applicable zoning district or as modified in this Subsection.~~

~~C. Maximum allowed density. The maximum number of housing units allowed in conservation developments is determined using the minimum lot area required in the zoning district and is calculated per the following:~~
~~(1) Maximum allowed density = TSA / MLA x 90%. When this formula produces a fractional value, the output shall be rounded to the nearest whole number.~~
~~(2) TSA = Total site area in acres, excluding any area within existing public right-of-way or land that is subject to an existing conservation easement. The total site area also does not include any area occupied by lakes or ponds that are greater than 1 acre in size.~~
~~(3) MLA = Minimum lot area in acres required in a given zoning district. For areas subject to the Hillside Development Overlay regulations, the density calculations in this Resolution shall apply.~~
~~(4) % is the factor to account for public or private right-of-way required in a development.~~

~~D. Allowable uses.~~
~~(1) The uses allowed in conservation developments are those permitted uses listed in the applicable zoning district.~~
~~(2) Multi-unit dwellings are prohibited in conservation developments.~~

~~E. Private roads allowed. Private roads connecting one residence to another and/or for means of ingress and egress for a conservation development are allowed, subject to the following conditions:~~
~~(1) The private roads shall be designed and constructed to meet Hamilton County Engineering requirements for design, materials, and construction.~~
~~(2) The length, location, distance, and other relevant siting factors must comply with all Hamilton County requirements for subdivision roads.~~

~~F. Modifications to area and height regulations.~~
~~(1) Minimum lot area requirements contained in the applicable zoning districts are modified in conservation developments to provide for required open space and allow for flexibility in design. Unless specifically modified hereunder, area and height regulations contained in the applicable zoning district apply.~~
(2) Lot area requirements. Dwelling units in conservation developments are not required to

be on individual lots and there are no required minimum lot sizes. However, when lots are included in a development plan, such lots shall be of sufficient size and shape to accommodate dwelling units in compliance with the spacing and yard requirements defined herein.

(3) Minimum yard depths and setbacks. Individual buildings within an conservation development shall be subject to the applicable minimum setback requirements provided in Article 3 of this Resolution.

Type of Standard	**Requirement**
Principal Buildings	
Setback from Internal Roadways (min.)	15 feet
Setback from Township or County Roads (min.)	35 feet
Setback from Boundary Lines of Conservation Development (min.)	50 feet
Separation between the Rear Elevations of Two Principal Buildings (min.)	60 feet
Separation between the Front Elevation of a Principal Building and the Rear Elevation of a separate Principal Building (min.)	60 feet
Separation between the Side Elevations of Two Principal Buildings (min.)	20 feet
Accessory Buildings and Uses	
Setback from any Lot Line (min.)	10 feet

G. Sewage disposal. Conservation developments shall be served by individual or public sewage disposal structures consistent with applicable State or County regulations. Individual sewage disposal systems shall comply with all applicable regulations of the Hamilton County General Health District and may be located within the required open space.

~~H. Required protection of natural areas in conservation developments. For all conservation developments:~~
~~(1) Wetlands found within a site proposed to be developed shall remain in a natural state. No on-site or off-site mitigation of wetland alteration or destruction, temporary or permanent, shall be permitted.~~
~~(2) Areas with a natural slope of 20% or more shall be undisturbed. No on-site or off-site mitigation of sloped area alteration or destruction, temporary or permanent, shall be permitted.~~

~~I. Mandatory open space requirements. All conservation developments shall include a minimum of 50% of the total site acreage as required open space. In a phased development, open space shall be provided in a proportional manner with the development area (e.g., if a 100-acre site is to be developed in two phases of 50 acres each, then 25 acres of open space – being 50% of the first phase – shall be provided with the first phase; the other 25 acres shall be provided in the second phase). The following areas shall not count toward the minimum open space requirements:~~
~~(1) Private roads, public roads, and associated rights-of-way;~~
~~(2) Public or private parking areas, access ways, and driveways;~~
~~(3) Required setbacks between buildings, parking areas, and project boundaries;~~
~~(4) Required setbacks between buildings and streets;~~
~~(5) Required minimum spacing between buildings and parking areas;~~
~~(6) Private yards, including front, back, sides;~~
~~(7) Land that is subject to preexisting conservation easements or similar limitations on development; and~~
~~(8) Above-ground buildings, pipes, apparatus, and other equipment for community or individual septic or sewage disposal systems.~~

~~J. Use of required open space. Open space shall be designed and intended for the use and/or enjoyment of residents of the proposed development and the general public. Areas designated for required open spaces shall be preserved in their natural state except for the following:~~
~~(1) They are designated to be utilized for farming when authorized in a conservation easement or in a homeowner's association's covenants and restrictions; or~~
~~(2) They are designated to be used for underground drainage fields for individual or community septic systems or other underground components of on-site septic systems. Other components of on-site sewage disposal septic systems that extend above grade and are visible may not be within required open space. Easements shall be required to enable the maintenance of these facilities; or~~
(3) They are designated to be utilized as wet or dry stormwater management ponds or

basins. These ponds or basins may be located partially or entirely within the required open space. Easements shall be required to enable the maintenance of these facilities; or
(4) They are designated to be used as active recreation areas designed and intended for the use and/or enjoyment of residents of the development, or the public. These active recreation areas shall be located in areas with the least impact on natural amenities and wildlife habitats, shall be of a useable size and shape for the intended purpose, and shall be limited to 20% of the total acreage devoted to required open space. Such uses shall not include structures under a roof.

K. Reclamation of disturbed open space. Any areas to be designated as required open space that are disturbed during construction or otherwise not preserved in their natural state shall be landscaped with vegetation which appeared in those respective areas of the required open space immediately prior to being disturbed during construction or otherwise not preserved in their natural states.

L. Future subdivision and development of open space.
(1) All required open space shall be restricted from further subdivision or development by deed restriction, conservation easement, or other agreement in a form acceptable to Colerain Township and duly recorded in the office of the Hamilton County Recorder.
(2) Subject to permanent restrictions as set forth above, required open space in conservation developments shall be owned by a Homeowners Association, Colerain Township (with its consent), a land trust or other conservation organization recognized by Colerain Township, or by a similar entity. The ownership of common open space that is on a single-parcel development may be retained by the sole owner of the development.
(3) Required open space may be held by the individual members of a Homeowners Association as tenants-in-common or may be held in common ownership by a Homeowners Association, Community Association, or other similar legal entity.
(4) To obtain Township approval of the ownership of open space and common areas, the association must submit documents with the development plan showing that the association's bylaws and/or code of regulations require that membership in the association shall be mandatory for all purchasers of lots in the development. Such documents must also require that the association shall be responsible for maintenance, control, and insurance of all common areas, including required open space.

M. Conservation easements. With the permission of Colerain Township, the owner(s) of required open space may, in accordance with provisions of Section 5301.67 - .70 of the ORC, grant or transfer a conservation easement to any entity described in Section 5301.68 of the ORC, provided that the entity and the provisions of the conservation easements are acceptable to Colerain Township. When a deed restriction is proposed as the method of

restricting further subdivision of land designated as open space, Colerain Township shall be named as a party to such deed restrictions with approval authority over any changes thereto. The conveyance must contain appropriate provision for assignment of the conservation easement to another entity authorized to hold conservation easements under Section 5301.68 of the ORC, in the event that the original grantee becomes unwilling or unable to ensure compliance with the provisions of the conservation easement.

N. Development plan submission requirements.
(1) All proposed conservation developments shall provide a site analysis and a development plan to document compliance with all requirements of this Subsection.
(2) A site analysis and development plan together with any required application forms shall be transmitted in a form and number as prescribed by the Zoning Commission.
(3) The site analysis and development plan shall be submitted to and reviewed by the Zoning Administrator in the manner described herein.

O. Review of conservation developments. Within 10 days after receiving an application, site analysis, and development plan, the Zoning Administrator shall review submitted material to determine that the application includes all the items required in this Subsection. If the application is deemed complete and the application fee is paid, the Zoning Administrator shall officially accept the application on that date. Review of the proposed conservation development shall be accomplished in coordination with review procedures and requirements of all government agencies with jurisdiction over the development, and in the following manner:
(1) Distribution of submitted material. Once the application is determined to be complete, the Zoning Administrator shall distribute copies of submitted materials to Colerain Township's legal counsel and appropriate Colerain Township administrative departments, and to such other regulatory agencies that have statutory authority to subsequently review and comment on any aspect of the development, including but not limited to, the Hamilton County Regional Planning Commission, the Hamilton County General Health District, the Hamilton County Engineer, the Hamilton County Public Works Department, the Ohio Environmental Protection Agency, FEMA, U.S. Army Corps of Engineers, consultants retained by the Township, and Board of Township Trustees.
(2) Review by Zoning Administrator. Within 45 days after the date that a complete application is made, the Zoning Administrator shall review materials submitted and approve the application or deny approval of the application.
(3) Zoning Administrator approval. The Zoning Administrator may approve the application and proposed development plan based upon a determination that the proposed plan complies with the standards set forth in this Resolution.
(4) Zoning Administrator denial of approval. The Zoning Administrator may deny approval of

~~the application and proposed development plan. The decision to deny the application shall include a written description of specific changes required for the proposed plan to conform to the requirements of this Subsection. A decision to deny the application and proposed development plan may be appealed to the Board of Zoning Appeals in accordance with the applicable provisions of Section 6.5 – Quasi-Judicial Applications.~~

~~P. Time limits. The development plan shall be valid for 2 years. If the applicant has not begun construction within the 2 years, the development shall be voided and any new development shall require a new application for approval.~~

~~Q. Amendments to an approved conservation development.~~
~~(1) After a conservation development has been approved, adjustments, or rearrangements of buildings, parking areas, entrances, heights, or yards may be requested.~~
~~(2) Changes, as defined herein, are allowed, and may be approved by the Zoning Administrator, provided such requests conform to applicable standards provided in this Subsection.~~
~~(3) Amendments shall require the submittal of a revised development plan to the Zoning Administrator. The Township may establish a minor resubmittal fee as part of their adopted fee schedule.~~

3.3.5~~4~~ 4 Dwelling - Multi-Unit

A. Restrictions in SUR zone. Multi-Unit Dwellings within the Single Unit Residential (SUR) Zone shall be subject to the following standards:
(1) There shall be a maximum of 4 units per structure.
(2) Each unit shall have a separate exterior entrance.
(3) Individual dwelling units shall be attached by a common wall.
(4) No part of a parking area shall be closer than ~~5~~ **10** feet to the side and rear lot lines unless the parking area is adjacent to a residential district where it shall be set back at least ~~50~~ **25** feet from the property line adjacent to the residential district.
(5) Setbacks around all parking areas shall be landscaped with grass and planting areas and shall be well maintained.
(6) Accessory Dwelling Units (ADU) are prohibited on multi-unit lots.

3.3.6~~5~~ 5 Dwelling - One Unit

3.3.7~~6~~ 6 Dwelling - Two Unit

~~**3.3.8 Dwelling - Upper Floor**~~

3.3.9 7 Institutional Housing

A. Maximum density. The maximum density of institutional housing shall be 7 dwelling units or 7 beds per acre, whichever is less.

B. Limit on units and beds. Within a residential zoning district, there shall be a maximum of 21 dwelling units or beds per site of institutional housing.

C. Minimum setbacks. For institutional housing uses:
(1) All buildings shall be setback 50 feet from all lot lines.
(2) Parking areas shall provide a setback that is a minimum of 50 feet from property lines adjacent to a residential district. Parking areas that are not adjacent to a residential district shall be setback a minimum of 5 feet from side and/or rear lot lines.

D. Qualifications for institutional housing. All units shall be rented or sold **as part of a licensed or regulated institutional, congregate, assisted living, skilled nursing, or similar residential care setting**~~to the elderly or people with disabilities to qualify as institutional housing~~. **Mixed developments that include independent living units may be approved as institutional housing where the overall development functions as an integrated care-oriented campus and meets the standards of this Section.** ~~Mixed development, such as a retirement village with some independent living, shall be built under the multi-household dwelling regulations or as part of a Planned District.~~

3.3.~~10~~ 8 Permanently Sited Manufactured Home

A. Applicability of zoning requirements. Permanently sited manufactured homes shall be permitted where they meet the following provisions:
(1) They meet the definition of a permanently sited manufactured home; and
(2) They comply with all zoning requirements of a single-family dwelling in the applicable zoning district.

B. Prohibited structures. Travel trailers, park trailers, and mobile homes, as defined in Section 4501.01 of the ORC, and that do not qualify as a permanently sited manufactured home shall be prohibited **as a principal residential dwelling.** ~~.~~

3.4.1 Vertical Mixed – Small

A. Mixed-use requirement. ***A Vertical Mixed – Small use shall include at least two (2) different permitted principal uses within the same building, one of which shall be a Commercial Use and one of which shall be a Residential Use. All separate uses shall be allowed by-right in the applicable zoning district.***
B. ***Vertical arrangement. Any Commercial Use shall be located on the ground floor only, and all Residential Uses shall be located above the ground floor.***

C. Separate entrances. Residential dwelling units shall have a separate, secured entrance that is independent from commercial customer entrances.

3.4.2 Vertical Mixed – Large

A. ***Mixed-use requirement. A Vertical Mixed – Large use shall include at least two (2) different permitted principal uses within the same building, one of which shall be a Commercial Use and one of which shall be a Residential Use. All separate uses shall be allowed by-right in the applicable zoning district.***
B. ***Vertical arrangement. Any Commercial Use shall be located on the ground floor, and all Residential Uses shall be located above the ground floor.***
C. ***Building height compliance. The building shall comply with the maximum height and all applicable site development standards of the zoning district in which the use is located.***
D. ***Access and circulation. Loading, service, refuse, and building utilities shall be located and designed to avoid conflict with pedestrian access and to minimize impacts on adjacent residentially used property.***
E. ***Separated entrances. Residential dwelling units shall have a separate, secured entrance that is independent from commercial customer entrances.***

3.4.3 Live-Work Unit

A. ***Allowed format. A Live-Work Unit shall consist of one dwelling unit that includes integrated work space within the same unit or on the same lot, occupied and operated by at least one resident of the dwelling unit.***
B. ***Residential remains primary. The residential component shall remain the primary use and function of the unit, and the work component shall be clearly incidental and subordinate.***
C. ***No external impacts. A Live-Work Unit shall not generate impacts beyond those typical of a dwelling unit, including excessive traffic, parking demand, noise, odor, vibration, glare, or outdoor storage.***
D. ***Customer access limits. Customer visits shall be permitted only by appointment, and the use shall not function as a high-turnover retail establishment.***
E. ***No hazardous or industrial activity. Uses involving hazardous materials beyond normal household quantities, repair bays, vehicle service, or industrial fabrication are prohibited.***

3.4.4 Civic Hub

A***. Use composition. A Civic Hub shall include an Institutional or Public Use as a principal component of the development and may include accessory or supporting***

Commercial Uses that are customarily incidental to and supportive of the primary civic function.

B. ***No auto-intensive principal uses. Automotive sales, automotive service, automotive body repair, fuel service, self-storage, and heavy industrial uses are prohibited as part of a Civic Hub.***

C. ***Pedestrian orientation. The primary building entrance shall be oriented to a public street or to a clearly defined pedestrian route connecting to a public street or shared parking area.***

D. ***Outdoor gathering areas. Outdoor plazas, seating, courtyards, or similar civic spaces are permitted and shall be designed to avoid conflicts with required parking, loading, emergency access, and accessible routes.***

E. ***Parking and circulation. Vehicle access, drop-off areas, and service/loading areas shall be designed to minimize conflicts with pedestrians and avoid creating unsafe circulation patterns.***

3.~~4~~5.1 Automotive Body Repair

A. Enclosure required. An automotive body repair use, where allowed, shall operate all activities related to the use within a completely enclosed structure.

B. ***Screening required.~~[none]~~ Any area used for temporary vehicle staging shall be screened from public rights-of-way and adjacent residential districts by a continuous fence, wall, and/or landscaped buffer as determined by the Zoning Administrator.***

3.~~4~~5.2 Automotive Fuel Service

A. Development standards. Automotive fuel services shall be subject to the following:
(1) All fuel pumps and service islands shall meet the site development standards of the applicable zoning district.
(2) The outermost edges of all protective canopies shall comply with all yard and setback requirements of the applicable zoning district.

B. Minimum setbacks. Where a proposed fuel pump or service island abuts a lot with a dwelling, the minimum setback shall be 50 feet from such abutting lot lines.

3.~~4~~5.3 Automotive Recycling Facility

A. ***Minimum lot area.~~[none]~~ The minimum lot area shall be 10 acres.***

B. ***Location restrictions.~~[none]~~ Automotive recycling facilities shall not be permitted within 300 feet of a residential zoning district boundary.***

C. ***Screening required.~~[none]~~ Any outdoor storage, including vehicle storage, shall be screened from public rights-of-way and adjacent residential districts by a continuous fence, wall, and/or landscaped buffer as determined by the Zoning Administrator.***

3.~~4~~5.4 Automotive Sales or Rental

A. Minimum lot size. The minimum lot size for an automotive sales or rental use is 5 acres.

B. Sales office building required. A sales office building ~~must~~ **shall** be located on the same lot as the automotive sales or rental use, having a minimum floor area of 1,000 square feet, and being built on a permanent foundation to commercial building standards.

C. Parking surface standards. All vehicles must be parked on a solid paved surface of concrete or asphalt with perimeter curbing, buffering, landscaping, parking lot striping, and other similar aesthetic and/or safety requirements.

D. Inoperable and junk equipment prohibited. Inoperable or junk motor vehicles, boats, recreational vehicles, and trailers are not permitted on site. All repair and detailing beyond washing shall be completed in an enclosed building or off site.

E. Parking standards apply. Parking for the display of vehicles for sale or lease must conform to the standards for off-street parking as provided in Section 4.7 – Parking, Loading, and Circulation. Parking provided to meet the requirements of Figure 4.7.5-A – Sight Triangle shall not be used for parking display vehicles for sale or lease.

F. ***Screening required. Where an automotive sales or rental use abuts a residentially zoned or residentially used property, a buffer shall be provided, consisting of a continuous fence, wall, and/or landscaped buffer as determined by the Zoning Administrator.***

3.~~4~~5.5 Automotive Service

A. ***Enclosure required. All vehicle repair and service activities shall occur within a completely enclosed structure.***

B. ***Screening required. Where an automotive service use abuts a residentially zoned or residentially used property, a buffer shall be provided, consisting of a continuous fence, wall, and/or landscaped buffer as determined by the Zoning Administrator.***

C. ***Prohibited accessory activities. Vehicle dismantling, salvage operations, and long-term vehicle storage are prohibited as accessory activities to automotive service.***

D. ***Vehicle sales prohibited. The display, advertising, offering for sale, or sale of motor vehicles on the premises shall be prohibited as part of an automotive service use. Vehicles shall not be displayed for sale in parking areas, drive aisles, or other outdoor areas.***

3.~~4~~5.6 Automotive Wash

3.~~5~~6.1 Alternative Financial Service

A. Township-wide limitation on the number of such uses. The number of alternative financial service uses operating within the township shall not exceed 1 such use per 10,000 inhabitants residing in the township. The applicant of a Zoning Certificate for an alternative financial service shall demonstrate that the issuance of an approved Zoning Certificate would not increase the number of alternative financial services uses operating within the township at the time of application above this threshold and may rely on the most recent decennial census.

B. Minimum separation required.
(1) Alternative financial services shall not be located within 1,000 feet from any lot containing a separate alternative financial service.
(2) Alternative financial services shall not be located on lots that are less than 200 feet from any lot within a residential zoning district.

3.~~5~~6.2 Art Studio or Classroom

3.~~5~~6.3 Bank or Financial Institution

3.~~5~~6.4 Bar, Micro-Brewery, or Micro-Distillery

A. Minimum setbacks. This use may be **conditionally** allowed in the Neighborhood Mixed (NBM) Zone when there is a minimum setback of 50 feet from all lot lines that are adjacent to a residential zoning district. Such a setback shall apply to all parking areas and structures, except fences.

3.~~5~~6.5 Brewery or Distillery

3.~~5~~6.6 Broadcasting & Streaming Studio

3.56.7 Cannabis Dispensary

A. Applicability. This section applies to any Cannabis Dispensary operating in accordance with Ohio law. All such dispensaries shall be licensed by the State of Ohio and shall comply with all applicable state and local regulations.

B. Operation type.
(1) Medical and non-medical dispensaries may conditionally operate in all Avenue Mixed zoning districts of Colerain Township.
(2) Dispensaries shall not be permitted in Planned Districts or any overlay districts.

C. Hours of operation. Dispensary operations shall be permitted only between the hours of 9:00 a.m. and 9:00 p.m.

D. Dispensary quantity restriction. Only 1 Cannabis Dispensary shall be allowed per every 25,000 residents in Colerain Township. This population base will be determined based on recent, official population records available to the Township at the time of the determination, and without reference to the 10-year Census Bureau update.

E. Development agreement required. Every Cannabis Dispensary operator shall be required to enter into a Development Agreement with Colerain Township as a condition to conditional use zoning approval. No Cannabis Dispensary shall obtain a zoning permit from Colerain Township's Planning and Zoning Department until a Development Agreement has been executed between the dispensary operator and the Township. The Development Agreement will outline expectations for design, public improvements, compliance assurances, and any other terms necessary to promote long-term alignment with Township objectives, and the public health, safety and general welfare.

F. Buffer required.
(1) No Cannabis Dispensary shall be located within 750 feet of the boundaries of a parcel containing a school, church, public library, public playground, or public park.
(2) There shall be a minimum distance of 750 feet between cannabis dispensaries.

~~G. Signage requirement. The applicant must complete a Master Sign Plan that complies with the requirements listed in Section 4.8 of the Colerain Township Zoning Resolution. The Master Sign Plan shall be submitted as part of the conditional use application. Window signs, portable signs and temporary signs are prohibited upon the site.~~

G~~H~~. Outdoor displays and storage. No cannabis paraphernalia or product advertisements shall be visible from the building exterior, including through windows or on any exterior surfaces.

H~~I~~. Site readiness requirements. Prior to the commencement of any new use or occupancy of a site, the following requirements shall apply to ensure zoning compliance and visual

consistency throughout the Township:
(1) Façade compliance. A business shall not occupy an existing building unless the building undergoes a complete façade renovation, where applicable, to bring the exterior appearance into full compliance with the current zoning resolution.
(2) Parking lot compliance. The existing parking lot shall undergo complete renovation, where applicable, to meet the design, surfacing, landscaping, and dimensional standards of the current zoning resolution.
(3) Signage compliance. All nonconforming signage on the lot shall be permanently removed prior to the opening of the business. All new or replacement signs shall comply fully with the signage standards of the current zoning resolution.

3.56.8 Contractor Services & Supply

A. ***Indoor operations required. ~~[none]~~ All principal business operations shall occur within a completely enclosed building, except for permitted outdoor storage areas as provided herein.***

B. ***Outdoor storage limitations. ~~[none]~~ Outdoor storage shall be permitted only as an accessory component of the use and shall be limited to equipment, vehicles, materials, and supplies customarily associated with a licensed contractor or trade business. Outdoor storage of refuse, junk, scrap, dismantled or inoperable vehicles or equipment is prohibited.***

C. ***Screening required. ~~[none]~~ Any outdoor storage, including vehicle or equipment parking areas used for business purposes, shall be fully screened from public rights-of-way and from adjacent residentially zoned or residentially used properties by a continuous opaque fence or wall and supplemental landscaping.***

D. ***Location of outdoor storage. ~~[none]~~ Outdoor storage shall not be located within any required front yard and shall not be located between the principal building and any public street.***

E. ***Setbacks for outdoor storage. ~~[none]~~ Outdoor storage areas shall be set back a minimum of 50 feet from any residentially zoned or residentially used lot line.***

~~A. Enclosure required for certain zoning districts. Contractor or construction sales uses may only be allowed in the Avenue Mixed – North (AMN) District, the Avenue Mixed – Central (AMC) District, and the Avenue Mixed – South (AMS) District when all activities related to the use are located within a completely enclosed structure.~~

3.56.9 Day Care Facility

3.56.10 Distribution Facility

3.56.11 Entertainment Venue

3.56.12 Event Venue

3.56.13 Fireworks Manufacturing

3.56.14 Fireworks Retail Sales

3.56.15 Funeral & Memorial Service

~~A. Minimum setbacks.~~
~~(1) Generally, no part of a parking area associated with funeral services shall be closer than 5 feet to a side and/or rear lot line unless it is adjacent to a residential zoning district.~~
~~(2) Parking areas associated with funeral services shall be set back at least 50 feet from any property lines adjacent to a residential zoning district.~~

3.56.16 Greenhouse & Nursery

3.56.17 Health & Fitness Venue

3.56.18 Heavy Industrial

~~A. Conditional use review. The Board of Zoning Appeals may hear and conditionally permit heavy industrial uses in the Light Intensity Industry (LIT) District pursuant to this Resolution.~~

~~B. Conditions required for approval. As part of the conditional use review for heavy industrial uses, the Board of Zoning Appeals may require the installation, operation, and maintenance, in or in connection with the proposed use, of such devices and methods of operation as may, in the opinion of the Board, be reasonably required to prevent or reduce odor, dust, smoke, gas, noise or similar nuisances, and may impose such conditions regarding the extent of open space between it and surrounding properties as will tend to prevent or reduce the injury which might result from the proposed use to surrounding properties and neighborhoods.~~

3.56.19 Hotel or Motel

3.56.20 Laboratory

3.56.21 Light Industrial

3.56.22 Fabrication Retail

3.56.23 Massage Parlor

3.56.24 Medical Office or Clinic

3.56.25 Mobile Food Vendor

A. ***Zoning Certificate required. A Mobile Food Service Unit shall obtain and maintain a valid Township Zoning Certificate prior to operation. Certificates shall be issued annually and kept in the unit and produced upon request.***

B. ***Permitted locations. Mobile Food Service Units may operate only in approved zoning districts and with written permission from the property owner or applicable public agency. Operation on private property is permitted within the AMN, AMC, AMS, NBM, and LIT Districts; operation within the RER, SUR, and MUR Districts is permitted only when conducted as part of a Township-approved One-Time Special Event (OTSE).***

C. ***Required approvals. Zoning Certificate applications shall include: (1) current Hamilton County Public Health license; (2) Fire Department approval; and (3) proof of registration and $1,000,000 liability insurance.***

D. ***Location standards. MFSUs shall not operate within the public right-of-way, required buffers, or sight triangles; shall not block sidewalks, driveways, entrances, circulation aisles, or fire lanes; shall be at least 15 feet from hydrants, 5 feet from building entrances/ramps/driveways, and 10 feet from other MFSUs; and shall be located at least 100 feet from any restaurant entrance or outdoor dining area unless waived in writing by the restaurant owner. Where a site abuts a residential zoning district, applicable residential setbacks shall apply. Outside of an OTSE, no more than two (2) MFSUs may operate on a site of ½ acre or less, three (3) on sites over ½ acre up to 1 acre, and four (4) on sites over 1 acre.***

~~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 = ½ acre, three (3) on parcels > ½ 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 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 to Thursday: 7:00 a.m. – 11:00 p.m.
(2) Friday to Saturday: 7:00 a.m. – 12:00 a.m.
(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.~~

3.65.26 Off-Premises Sign

A. Zoning certificate required. A Zoning Certificate shall be required for off-premises signs.

B. Additional or accessory uses prohibited. Off-premises signs shall not be located on a lot that contains another principal use or structure. Accessory uses shall not be permitted on lots that contain an off-premises sign.

~~C. Agricultural land. Off-premises signs shall be allowed on agricultural land that is exempt from the provisions of this Resolution per Subsection 6.3.2 – Zoning Certificate.~~

~~D~~**C**. Dimensional and design standards. Off-premises signs shall be subject to the provisions of Table 3.5.26-A: Off-Premises Signs Standards.

Type of Standard	**Requirement**
Number of Off-Premises Signs (max.)	1 per lot ***(One or two sided)*** ~~1)~~
Sign Area (max.)	Bulletin – ~~672~~ ***300*** sq. ft. Poster – ~~220~~ ***150*** sq. ft. Junior Poster – ~~72~~ ***75*** sq. ft.
Sign Height (max.)	~~40~~ ***25*** feet
Sign Setback (min.)	~~300~~ ***500*** feet from any recorded subdivision or lot less than 1 acre in size within a residential zoning district~~. (~~2) ***Shall meet the minimum setback requirement of the applicable zoning district.***

Type of Standard	Requirement
Spacing between Signs (min.) ~~(4)~~	~~2000~~ ***2,500*** feet when adjacent to any Freeway or ~~Ex~~pressway (2) ~~1,5~~***2,000*** feet when adjacent to any Major Arterial, Minor Arterial, Major Collector, or Minor Collector ~~(3)~~

E. Landscaping radius. The base of all Off-Premise signage shall include landscaping at the base of all sign structures having a radius of no less than 5 feet length. This area/s shall be effectively landscaped with living plant material and with the use of permanent shrubs, groundcover, or other ornamental plantings. Annuals and perennials are permitted in combination with permanent plant materials. The average initial height of the plantings shall be 24" minimum.

F. Lighting. Lighting of off-premises signs shall be prohibited except:
(1) Where such lighting is effectively shielded to prevent direct or indirect casting of light on any portion of the street or highway; and
(2) Where such lighting is of low intensity or brilliance as to not cause glare or impair the vision of a driver or otherwise interfere with a driver's operation of a motor vehicle.

G. Electrically activated off-premises signs. Electrically activated off-premises signs are prohibited.

H. ***State highway controls. Off-premises signs located adjacent to interstate or primary highways shall comply with Ohio Revised Code Chapter 5516 and all rules and permit requirements administered by the Ohio Department of Transportation. Nothing in this Section shall be interpreted to permit an off-premises sign in a location where such sign is prohibited by state or federal law, or to expand the areas where off-premises signs may be permitted.***

3.65.27 Personal ~~Wellness~~ Service

3.65.28 Professional or Business Office

3.65.29 Radio Antenna - Commercial

3.65.30 Restaurant

3.65.31 Retail

3.65.32 Self-Storage Facility

A. *Zoning certificate required. A Self-Storage Facility shall require a Zoning Certificate and site plan approval prior to establishment, expansion, or conversion of any building to self-storage.*

B. *Permitted format. Self-storage shall be permitted only as an enclosed, indoor facility within a completely enclosed building. Outdoor storage is prohibited.*

C. *Prohibited accessory activities. The following are prohibited as part of, or accessory to, a self-storage facility:*

(1) *Outdoor storage of any kind, including but not limited to vehicles, recreational vehicles, boats, trailers, construction equipment, or materials;*

(2) *Vehicle sales, vehicle repair, detailing, or service;*

(3) *Auction operations or on-site sales events;*

(4) *Freight terminals, trucking operations, dispatch, or contractor staging;*

(5) *Residential occupancy, lodging, or overnight stays.*

D. *Minimum lot size. A self-storage facility shall be located on a lot containing a minimum of five (5) acres.*

E. *Street-facing façade standards. Roll-up doors shall not face a public right-of-way, except where internalized and screened from view by architectural features.*

3.65.33 Service Commercial

3.65.34 Small Cellular Communications ~~Tower~~*Facility*

A. *Applicability. Small Wireless Facilities may be installed in the public right-of-way, utility easements, or on private property, subject to ORC Chapter 4939, applicable federal law, and this Section. These standards are objective and shall not be applied to prohibit or effectively prohibit service.*

B. *Preferred Locations. Co-location on existing support structures is required where feasible. New or replacement structures are permitted only where co-location is not feasible or where allowed as a lawful replacement.*

C. *Design. Facilities shall use stealth design and minimize visual impacts by concealing equipment, conduit, and wiring to the maximum extent feasible, screening any ground equipment, maintaining a neat appearance, and matching the existing*

structure in color and scale where practicable. Signage is limited to required safety/ID.

D. ***Safety and Operations. Facilities shall not obstruct sight distance, impede pedestrian/vehicular movement, or block access to utilities, sidewalks, drainage, curb ramps, or emergency access. Lighting is prohibited except where integrated into a streetlight or required by law. Facilities shall not produce noise audible at the property line, shall meet applicable codes, and shall not interfere with public safety communications.***

E. ***Abandonment/Removal. Facilities unused for twelve (12) months shall be removed within one hundred eighty (180) days after Township notice, unless extended for transfer or coordinated removal.***

F. ***Definitions and Administration. Terms shall have the meanings in ORC Chapter 4939. Complete applications shall be acted upon within applicable state and federal timeframes.***

~~A. Applicability.~~
~~(1) Small Cellular Telecommunication Facilities shall be permitted within a right-of-way, a utility easement, or on private property, provided the criteria of this Subsection are met.~~
~~(2) Small Cellular Telecommunication Facilities that do not meet all applicable criteria shall be prohibited.~~

~~B. General location restrictions. The location of Small Cellular Telecommunication Facilities shall be limited as follows:~~
~~(1) Small Cellular Telecommunication Facilities shall not be permitted where all utilities are underground, except where the facilities are co-located on existing mast arm signals.~~
~~(2) Small Cellular Telecommunication Facilities shall be located within 100 feet of an existing overhead utility line.~~
~~(3) Small Cellular Telecommunication Facilities shall be located along principal arterials, minor arterials, or major collector roads, as defined by the Hamilton County Thoroughfare Plan. If there is not a practical location available in such an area, documentation shall be provided regarding the efforts that have been exhausted in siting the Small Cellular Telecommunication Facility in these locations.~~
~~(4) Small Cellular Telecommunication Facilities shall be located on existing utility poles where practical. If a new utility pole is required, the new pole should to the extent reasonably practicable be located on the same side of the road as existing utility poles. If the new utility pole is required on the opposite side of the road as existing utility poles, but~~ there are no other overhead wires crossing the road, the crossover wires related to the

~~Small Cellular Telecommunication Facilities shall be located underground, where practical. If the requirements of this paragraph are determined not to be practical, documentation shall be provided with the reasons stated.~~

~~C. Location outside of a right-of-way. Small Cellular Telecommunication Facilities up to 30 feet in height shall be permitted outside of a right-of-way and outside of a recorded utility easement, in areas where overhead utilities are present, subject to the following requirements:~~
~~(1) Small Cellular Telecommunication Facilities shall provide a setback from all principal structures on surrounding properties that is, at minimum, a distance equal to the overall height of the Small Cellular Telecommunication Facilities.~~
~~(2) If the Small Cellular Telecommunication Facility is located within a recorded subdivision and is at least 100 feet from any overhead utilities, all wiring and cable associated with the Small Cellular Telecommunication Facility shall be buried underground.~~
~~(3) If the Small Cellular Facility is located on a tower, it shall be mounted onto a decorative pole with the equipment disguised or screened from view.~~

~~D. General standards. In addition to other applicable standards, Small Cellular Telecommunication Facilities shall meet the standards below:~~
~~(1) If the location of a Small Cellular Telecommunication Facility requires a new utility pole, the pole shall be designed to accommodate the primary user's antenna and a comparable antenna for at least one additional user.~~
~~(2) Any ground-mounted equipment shall be completely screened with landscaping providing year-round screening.~~
~~(3) Small Cellular Telecommunication Facilities shall not obstruct adequate sight distance at intersections.~~
~~(4) Lighting shall not be permitted on Small Cellular Telecommunication Facilities, except where such lighting is integrated as a light pole that matches other light poles in the vicinity.~~
~~(5) Small Cellular Telecommunication Facilities shall not emit noise.~~

~~E. Appearance standards along local roadways. In all areas along local roadways, as defined by the Hamilton County Thoroughfare Plan, Small Cellular Telecommunication Facilities shall be designed to be consistent and complementary with the surrounding environment in terms of height, materials, color, scale, and design. The Zoning Administrator is hereby authorized to determine whether a deviation from the consistent design is in the best interest of the public.~~

~~F. Appearance standards. In all areas along principal arterials, minor arterials, and major collector roads as defined by the Hamilton County Thoroughfare Plan, Small Cellular~~ Telecommunications Facilities shall adhere to stealth design principles and shall be

~~subject to the following requirements:~~

~~(1) All stealth designs shall utilize the latest technology that is available for the purpose of blending the structure into the environment.~~

~~(2) A completed stealth design shall render the Small Cellular Telecommunications Facility minimally visible to the casual observer.~~

~~(3) A Small Cellular Telecommunications Facility may be attached to an existing structure if it is designed to integrate seamlessly into the structure to which it is attached regarding the structure's architectural style, exterior materials, color and finish, and similar aspects. The overall design shall not substantially increase the height of the structure on which it is located, nor shall it substantially project off the face of the structure.~~

~~(4) The Small Cellular Telecommunications Facility may be constructed as a new freestanding structure if it is designed to be consistent and complementary to the surrounding structures and area with similar architecture, materials, color, height, scale, and related aspects.~~

~~(5) The Small Cellular Telecommunications Facility may be constructed as a new freestanding structure that mimics other features that are present in the immediate vicinity, such as street lights or trees. Such construction shall be virtually identical to the feature that it is mimicking and shall maintain the same height, size, pole diameter, fixture type, tree species, and/or other related aspects.~~

~~(6) All equipment, electrical boxes, conduit, wiring, mounting equipment, and similar features associated with the Small Cellular Telecommunications Facility shall not be visible.~~

~~G. Pre-approval document required. Prior to approval of the location of a Small Cellular Telecommunication Facility, the applicant shall provide documentation confirming that:~~

~~(1) The proposed Small Cellular Telecommunication Facility has been reviewed and has been determined not to be a hazard by the Federal Aviation Administration (FAA) or other federal or state authority, as applicable.~~

~~(2) If the Small Cellular Telecommunication Facility is on leased property, the owner of the property has granted an easement or entered into a lease for the proposed Small Cellular Telecommunication Facility.~~

~~H. Location, co-location, or shared use. The following measures are required to minimize Small Cellular Telecommunication Facility proliferation:~~

~~(1) The applicant shall provide documentation that depicts an existing Small Cellular Telecommunication Facility does not meet the designed coverage or capacity objective, or that all commercially reasonable efforts have been exhausted to share space on an existing Small Cellular Telecommunication Facility. This shall include, but not be limited to,~~ a certified mail announcement to all other Small Cellular Telecommunication Facility users

~~in the vicinity stating siting needs and/or sharing capabilities. Applicants shall not be denied, nor shall they deny space on an existing Small Cellular Telecommunication Facility, unless available space, structural capacity, radio frequency interference, geographic service area requirements, mechanical or electrical incompatibilities, comparative costs of colocation versus new construction and any Federal Communications Commission limitations on Small Cellular Telecommunication Facility sharing preclude co-location.~~
~~(2) The applicant shall provide a signed statement indicating that the applicant agrees to allow for the potential co-location of another antenna and/or Small Cellular Telecommunication Facilities to the extent possible until said Small Cellular Telecommunication Facility has reached full antenna capacity.~~

~~l. Abandonment and demolition. Any Small Cellular Telecommunication Facilities are deemed abandoned by operation of law if they are not used for telecommunication purposes for 12 consecutive months. Any Small Cellular Telecommunication Facilities deemed abandoned shall be demolished, along with all Small Cellular Telecommunication Facilities equipment buildings and other associated structures by the owner or agent of the owner within 180 days of abandonment. All costs associated with demolition of the Small Cellular Telecommunication Facility equipment buildings, and other associated structures shall be borne by property owner of record, lessor, lessee, and/or operator of the Small Cellular Telecommunication Facility.~~

3.65.35 Tattoo Studio

3.6.36 Telecommunications Towers

A. ***Applicability. This Section regulates telecommunications towers and related facilities to the fullest extent permitted by law. Telecommunications towers proposed in residential zoning districts shall be reviewed and processed in accordance with ORC 519.211, as amended. Nothing in this Section shall be construed to conflict with applicable federal law, including FCC regulations.***

B. ***Residential Notice and Review. Where required by ORC 519.211, the applicant shall provide certified-mail notice to the Township and affected property owners, and the application shall be subject to Board of Zoning Appeals review and procedures in accordance with ORC 519.211.***

C. ***Standards. All towers subject to Township review shall comply with the following:***
(1) ***Co-location. Existing towers and structures shall be used to the maximum extent feasible, including modification where feasible.***
(2) ***Siting. The proposed location shall be the least intrusive feasible option, with preference for nonresidential zoning districts where practicable.***

(3) ***Lighting. Prohibited unless required by the FAA or other authority having jurisdiction.***

(4) ***Setbacks. Minimum 100 feet from all lot lines, unless reduced based on documented engineering addressing fall-zone and safety impacts.***

(5) ***Screening. Equipment areas shall be screened from adjacent residentially zoned or used properties.***

(6) ***Agency Compliance. The applicant shall provide evidence of compliance with applicable FAA/FCC requirements and other required approvals.***

(7) ***Removal. Facilities shall be removed within twelve (12) months after cessation of operations upon written Township notice; a decommissioning plan and owner/operator contact information shall be provided.***

(8) ***Access. Access drives and equipment areas shall maintain safe emergency and maintenance access.***

(9) ***Signage. Limited to safety, warning, and identification signage.***

D. ***Expert Review. The Township may retain qualified experts to review technical submissions at the applicant's expense, limited to reasonable and necessary costs consistent with applicable law.***

E. ***Micro Antennas / Small Wireless. Micro antennas on existing structures are permitted when concealed to the maximum extent feasible. Small wireless facilities in the public right-of-way shall comply with Section 3.5.34 and ORC Chapter 4939.***

~~**3.5.36 Telecommunications Tower**~~

~~A. Applicability. This Subsection is intended to exercise, to the fullest extent permitted by law, the power of the Board of Trustees of Colerain Township to regulate telecommunications towers and related facilities, and accordingly, this Subsection shall also govern the removal of buildings or structures that are used in the provision of such service. Except in accordance with Ohio Revised Code Section 519.211, hereby incorporated by reference, no person shall locate, erect, construct, reconstruct, change, alter, or enlarge any telecommunications tower in any area zoned for residential use.~~

~~B. Goals, guidelines, and objectives.~~
~~(1) Existing telecommunications tower sites should be used to the fullest, even if this necessitates the reconstruction or the expansion of existing telecommunications towers.~~
~~(2) Telecommunications towers and other related facilities to be constructed in areas zoned for residential use shall not include lights except where warranted by clear and convincing evidence.~~
(3) Telecommunications towers and related facilities should be designed and constructed

to minimize visual impact. Towers with a greater visual impact (e.g., taller, lighting required, larger ground spaced used, etc.) should be permitted only when the greater visual impact of the tower is mitigated by limiting the need for additional towers.
(4) Creative approaches to design, location, and camouflage are encouraged to minimize visual impact.

C. Required notifications. Any person who plans to construct a telecommunications tower in a residential zoning district shall provide both by certified mail written notices to the Board of Township Trustees and to each owner of property, as shown on the county auditor's current tax list, whose land is contiguous to or directly across a street or roadway from the property on which the tower is proposed to be constructed. The notice to the Board shall include verification that the person has complied with the notification requirements of this Subsection. The notice shall state all the following in clear and concise language:
(1) The person's intent to construct the tower;
(2) A description of the property sufficient to identify the proposed location; and
(3) The property owner has a maximum of 15 days after the date of the mailing to give written notice to the Board of Township Trustees requesting that the Board of Zoning Appeals review the telecommunications tower pursuant to the authority granted by Sections 519.02 to 519.25 of the Ohio Revised Code as they apply to the proposed location of the tower.

D. Returned, unclaimed, or refused notifications. If the notice to a property owner is returned unclaimed or refused, the person shall mail the notice by regular mail. The failure of delivery of the notice does not invalidate the notice.

E. Responses to notification.
(1) If the Board of Township Trustees receives notice from a property owner in response to paragraph C, above, of this Subsection within the time specified in that division or if a Board member makes an objection to the proposed location of the telecommunications tower within 15 days after the date of mailing of the notice sent under paragraph C, above, the Board shall request that the Township Fiscal Officer send the person proposing to construct the tower written notice that the tower is subject to the power conferred by and in accordance with Ohio Revised Code. The notice shall be sent no later than 5 days after the earlier of either the date the board first receives such a notice from a property owner or the date upon which a Board member makes an objection. Upon the date of mailing of the notice to the person, Sections 519.02 to 519.25 of the Revised Code shall apply to the tower.
(2) If the Board of Township Trustees receives no notice under paragraph C, above, of this

~~Subsection within the time prescribed by that division, or no Board member has an objection as provided under paragraph C, above, within the time prescribed by that division, the tower shall be allowed as-of-right pursuant to the applicable sections of this Resolution.~~

~~F. Review by Board of Zoning Appeals. The Board of Zoning Appeals shall review the application for a telecommunications tower as a conditional use where such review is requested by a notified property owner or the Board of Township Trustees pursuant to Subsection 6.5.1 – Quasi-Judicial Review Procedures and Subsection 6.5.3 – Conditional Use. A preapplication conference may be held in accordance with the procedure identified in Subsection 6.4.1-B, except that the informal initial concepts meeting would be held with the Board of Zoning Appeals instead of the Zoning Commission. The application shall include the following:~~
~~(1) A map showing the location of all of the applicant's and other providers' existing telecommunications towers and antennas within the Township and contiguous political subdivisions or within a 3-mile radius, whichever is greater;~~
~~(2) The general location(s) of the applicant's planned future telecommunications towers in the Township and contiguous political subdivisions; and~~
~~(3) For each location shown on the plans, there must be a schedule showing the type and size of the proposed telecommunications tower, the type of equipment located or proposed on each tower, the space available on the telecommunications tower for additional equipment, the ground network, if any, served by the telecommunications tower, and a site plan showing the parcel on which any existing telecommunications tower is located.~~

~~G. Conditional use approval criteria. The Board of Zoning Appeals shall approve a telecommunications tower as a conditional use if the Board of Zoning Appeals finds that the applicant has satisfied all of the following standards, in addition to the general standards for a conditional use as established in Subsection 6.5.3 – Conditional Use:~~
~~(1) Proof shall be provided by the applicant in a form satisfactory to the Board that the proposal has been approved by all agencies and governmental entities with jurisdiction, including but not limited to the Ohio Department of Transportation, the Federal Aviation Administration, the Federal Communication Commission, or the successors to their respective functions.~~
~~(2) The applicant shall demonstrate by clear and convincing evidence that its tower antennae cannot be located on any other communication tower or facility in the vicinity, and that all reasonable means have been undertaken to avoid any undue negative impact caused by the "clustering" of towers within an area. In the event of the construction of new~~ facilities by the applicant, the applicant shall agree to the use of such facilities by other

~~cellular communications companies, telephone, radio, television companies, etc. upon payment of reasonable fees for such use.~~

~~(3) An application shall be denied unless the applicant demonstrates that technically suitable and feasible sites are not available in a non-residential district and that the site is in the least restrictive district that includes a technically suitable and feasible site.~~

~~(4) The applicant shall demonstrate that the proposed tower is the least aesthetically intrusive facility for the neighborhood and function. All buildings and structures shall be architecturally compatible with the architecture of the adjacent buildings and structures.~~

~~(5) Pole, tower and/or structure placement shall be established on a lot meeting the minimum square footage requirements of the applicable zoning district and shall maintain a minimum setback of 100 feet from every lot line.~~

~~(6) For reasons of aesthetics and public safety, such facilities shall be effectively screened on each side which adjoins premises in any residence district. Screening shall consist of a solid masonry wall or solid fence, not less than 4 or more than 6 feet in height, or a tight screen or hardy evergreen shrubbery, or a natural or existing screening not less than 4 feet in height.~~

~~(7) The use of razor wire or barbed wire shall be prohibited.~~

~~(8) Screening walls and fences shall be located not less than 30 feet from each lot line.~~

~~(9) Spaces between any screening device and adjacent lot lines shall be buffered using landscape plant materials including grass, hardy shrubs, evergreen ground cover. All screening devices and landscape materials shall be maintained in good condition and in compliance with the standards of Section 4.3 – Landscaping and Buffering.~~

~~(10) The applicant (or its successors) shall, within 30 days of ceasing operation at the site of a telecommunication tower, give written notice of such ceasing of operation to the Zoning Commission. Facilities shall be removed from the site within 12 months of ceasing operations. Resale or renting of facilities is permissible only to other cellular communications systems subject to obtaining a Zoning Certificate from the Zoning Commission.~~

~~H. Revocation of conditional use permit. Any conditional use permit issued under this Subsection shall be revocable and may be revoked after notice and hearing if any continuing condition of the certificate has been violated and is not remedied within 30 days of written notice from the Zoning Commission.~~

~~I. Expert review authorized. If, in the opinion of the Board of Zoning Appeals and/or the Zoning Administrator, expert review of technical data submitted by an applicant for a telecommunications tower in an area zoned for residential use is needed for purposes of~~ evaluation, the applicant shall reimburse Colerain Township for the actual cost of such

~~review. One or more experts may be selected by the Zoning Administrator for such a review. Such experts may include, but are not limited to, engineering services and legal services.~~

~~J. Micro antennas. Micro antennas are permitted in all Districts. A micro antenna may be located as a matter of right on existing buildings, poles, or other existing support structures or on newly erected structures provided that the new structure has a significant purpose other than support of the micro antenna. Supporting equipment for a micro antenna shall be~~
~~(a) hidden inside the support structure to which the antenna is attached;~~
~~(b) hidden underground; or~~
~~(c) enclosed in a structure that is otherwise permitted in the zone where the micro antenna is erected and is designed to blend in with the neighborhood where the micro antenna is erected.~~

3.65.37 Tobacco Retail

A. Tobacco retail quantity restriction. Only 1 Tobacco Retail establishment shall be allowed per every 10,000 residents in Colerain Township. This population base will be determined based on recent, official population records available to the Township at the time of the determination, and without reference to the 10-year Census Bureau update.

3.65.38 Type-A Family Day Care Home

3.65.39 Type-B Family Day Care Home

3.65.40 Vendor Market

A. Zoning certificate required. ~~A Zoning Certificate is required wherever two or more transient vendors are to be located on one parcel or business site.~~ *A Zoning Certificate is required for a vendor market operating on private property for more than ten (10) days in any calendar month on the same site.*

~~B.Transient vendor permit required. All vendors must have a current Transient Vendor Permit from the Colerain Township Police Department. All vendors must also have all other licenses required to operate in the State of Ohio and Hamilton County for their specific product(s).~~ *Compliance required. All vendors shall comply with applicable federal, state, county, and Township requirements, including any required health department licensing.*

C. ~~The site plan of the use shall conform to the following:(1) Vendor markets may be located indoors, outdoors, or a combination of indoors and outdoors.(2) At no time shall any merchandise be displayed within 10 feet of the public right-of-way.(3) The~~ *layout of the vendor booths shall be in accordance with Subsection 3.7.5 – Outdoor*

**~~Display, Sales, and Storage regarding pedestrian and/or shopper access and safety.(4) Temporary sanitary facilities, if used, shall be located at the rear of the property and a minimum of 20 feet setback from all property li~~*Safety and access. Vendor markets shall not block required parking, drive aisles, fire lanes, sidewalks, building entrances, or required access for emergency vehicles.*

D. ~~(1) All required parking shall be provided on site, or in accordance with Subsection 4.7.7 – Parking Requirements in Non-Residential Zones.(2) The location of outdoor vendors shall not impede upon the necessary parking for the principal business(es) on the site, except as modified by application provisions within Section 4.7 – Parking, Loading, and Circulation.(3) All vendor vehicles and trailers shall be parked on the site during market hours. Vendors shall not park on the surrounding streets or in any way restrict access to neighboring properties. No vendor or shopper shall park on any grassy area.~~Parking and circulation. Adequate on-site parking and circulation shall be provided to prevent spillover parking or queuing onto public roads.

~~A. Zoning certificate required. A Zoning Certificate is required wherever two or more transient vendors are to be located on one parcel or business site.~~

~~B. Transient vendor permit required. All vendors must have a current Transient Vendor Permit from the Colerain Township Police Department. All vendors must also have all other licenses required to operate in the State of Ohio and Hamilton County for their specific product(s).~~

~~C. Dimensional requirements. The site plan of the use shall conform to the following:~~
~~(1) Vendor markets may be located indoors, outdoors, or a combination of indoors and outdoors.~~
~~(2) At no time shall any merchandise be displayed within 10 feet of the public right-of-way.~~
~~(3) The layout of the vendor booths shall be in accordance with Subsection 3.7.5 – Outdoor Display, Sales, and Storage regarding pedestrian and/or shopper access and safety.~~
~~(4) Temporary sanitary facilities, if used, shall be located at the rear of the property and a minimum of 20 feet setback from all property lines.~~

~~D. Parking requirements.~~
~~(1) All required parking shall be provided on site, or in accordance with Subsection 4.7.7 – Parking Requirements in Non-Residential Zones.~~
~~(2) The location of outdoor vendors shall not impede upon the necessary parking for the principal business(es) on the site, except as modified by application provisions within Section 4.7 – Parking, Loading, and Circulation.~~
(3) All vendor vehicles and trailers shall be parked on the site during market hours. Vendors

~~shall not park on the surrounding streets or in any way restrict access to neighboring properties. No vendor or shopper shall park on any grassy area.~~

~~E. Allowed merchandise. Vendors may sell or take orders for the following:~~
~~(1) Locally grown fresh farm produce, including fruits, vegetables, field crops, herbs, nuts, berries, sprouts, and grains;~~
~~(2) Honey, maple syrup;~~
~~(3) Live, cut, or dried flowers or garden plants;~~
~~(4) Food products, including baked and canned goods, egg and meat products, dairy products, and prepared food or meals;~~
~~(5) Handcrafted items; and/or~~
~~(6) Home repair or remodeling work or products. Vendors may take orders for future work or delivery of such products only. Small-scale sample products may be displayed.~~

~~F. Prohibited merchandise. The following products shall not be offered for sale at a vendor market:~~
~~(1) Overripe, spoiled, or unusable products;~~
~~(2) Garage sale, rummage sale, antiques, or "flea market" items;~~
~~(3) Live animals;~~
~~(4) Motor vehicles;~~
~~(5) Construction equipment;~~
~~(6) Firearms;~~
~~(7) Fireworks; and/or any illegal product or merchandise.~~

~~G. Beverages. Soft drinks may be sold for consumption on site by shoppers and vendors. No alcoholic beverages shall be offered for consumption on site.~~

~~H. Maintenance requirements. The market area shall be kept clean of all litter, debris, and refuse. Receptacles shall be provided for shopper use during market hours and shall be removed from the market area and stored in accordance with Section 4.9 – Waste Receptacles. At no time, except for scheduled trash pickup, shall any waste receptacles be placed in the front setbacks.~~

3.7~~.~~6.1 Active Park & Recreational Facility

3.76.2 Cemetery

A. Minimum lot area. Cemeteries shall have a minimum lot area of 20 acres.

B. Minimum setbacks. All chapels, mausoleums, accessory structures, or other structures associated with cemeteries shall be located a minimum of 100 feet from all lot lines in or abutting a residential zoning district.

C. Setbacks apply to gravestones and grave markers. Gravestones or grave markers shall meet applicable setback requirements.

3.76.3 Educational Facility - Higher Learning

A. Minimum setbacks.
~~(1)~~ All buildings, activity areas, and parking areas ~~associated with educational facilities~~ shall be set back a minimum of 50 feet from all lot lines when located within or adjacent to a residential zoning district.
~~(2) Parking areas that are not adjacent to a residential zoning district may be located no closer than 5 feet from side and/or rear lot lines.~~

~~B. Buffer requirement. Educational facilities shall meet the buffer requirements of uses within the Avenue Mixed Central (AMC) Zoning District, per Table 4.3.3-A - Required Buffer Yards by District.~~

3.76.4 Educational Facility - Non-Higher Learning

A. Minimum setbacks.
~~(1)~~ All buildings, activity areas, and parking areas ~~associated with educational facilities~~ shall be set back a minimum of 50 feet from all lot lines when located within or adjacent to a residential zoning district.
~~(2) Parking areas that are not adjacent to a residential zoning district may be located no closer than 5 feet from side and/or rear lot lines.~~

~~B. Buffer requirement. Educational facilities shall meet the buffer requirements of uses within the Avenue Mixed Central (AMC) Zoning District, per Table 4.3.3-A - Required Buffer Yards by District.~~

3.76.5 Essential Service or Utility

3.76.6 Government & Public Use

3.76.7 Hospital

3.76.8 Indoor Recreation Facility

3.76.9 Nature Park & Conservation Area

3.76.10 Private Recreational Facility

3.76.11 Religious Place of Worship

A. Minimum setbacks.
(1) All buildings, activity areas, and parking areas shall be located a minimum of 50 feet

~~from all lot lines when located within or adjacent to a residential zoning district.~~
~~(2) Parking areas that are not adjacent to a residential zoning district may be setback no closer than 5 feet from side and/or rear lot lines.~~

~~B. Buffer requirement. Religious places of worship shall meet the buffer requirements of uses within the Avenue Mixed Central (AMC) Zoning District, per Table 4.3.3-A - Required Buffer Yards by District.~~ ***All buildings, activity areas, and parking areas shall be set back a minimum of 50 feet from all lot lines when located within or adjacent to a residential zoning district.***

3.76.12 Solid Waste Facility

3.87.7 5 Accessory Dwelling Unit

A. Allowed location and number of accessory dwelling units. Up to one accessory dwelling unit shall be allowed per lot in residential zoning districts **and in zoning districts where a principal dwelling unit is permitted, subject to the standards of this Section.** ~~or in commercial zoning districts.~~

B. Prohibited locations. Accessory dwelling units are prohibited in the following zoning districts:
(1) Light Intensity Industry (LIT);
(2) Greenspace, Open Space, Recreation (GOR); and,
(3) Sanitary Landfill (SLF).

C. Residential zoning districts. Accessory dwelling units within residential zoning districts:
(1) May be created through new construction, conversion of an existing structure, addition to an existing structure, or conversion of a qualifying existing house to a garden cottage while simultaneously constructing a new primary dwelling on the site; and,
(2) Are exempt from the residential density standards of this Zoning Resolution; and,
(3) Shall not have a separate address from the principal dwelling unit on the lot.

D. Commercial zoning districts. Accessory dwelling units within commercial zoning districts:
(1) Shall be located on the same lot as the principal use; and
(2) May be located in a separate building from the principal building.

3.87.8 6 Accessory Off-Street Parking

A. ***Accessory off-street parking area(s) having more than 1,800 square feet of area and/or 5 or more parking spaces require the submission of a Master Parking Plan.***

3.8.7 Short-Term Rentals

3.8.8 Carports

A. *Location standards – attached. Carports which are permanently affixed to the principal structure shall be located in the rear or side yards, but outside of the required rear yard and required side yard.*

B. *Location standards – detached. Carports which are not permanently affixed to the principal structure shall be located in the rear yard only.*

C. *Construction. Carports must be constructed of a rigid material.*

D. *Compatibility. Carports attached to the existing principal structure must be architecturally compatible with said principal structure.*

E. *Prohibited locations. Carports shall be prohibited in commercial districts or upon commercially used lots in residential districts.*

3.8.9 Decks, Porches, & Concrete Pads

A. *Concrete pads. Concrete pads may be built to the property line, so long as all applicable impervious surface ratio requirements are met.*

B. *Detached decks and porches. Decks or porches in rear yards that are not attached to a primary or accessory structure, whether covered or uncovered, shall be considered accessory structures and shall meet the applicable accessory structure requirements of this Resolution.*

C. *Attached uncovered decks and porches. Decks or porches in side or rear yards that are uncovered and attached to a primary or accessory structure shall be considered accessory structures and shall meet the applicable accessory structure requirements of this Resolution.*

D. *Attached covered decks and porches. Decks or porches in side or rear yards that are covered and attached to a primary or accessory structure shall be considered additions and shall meet the applicable site development standards of this Resolution.*

E. *Front porches and decks. Decks or porches that are built on the front of a primary structure shall not protrude further than ten feet into the front yard of the property and shall meet the applicable site development standards of this Resolution.*

~~**3.7.9 Compost Piles or Bins**~~

~~A. Rear yard only. Compost piles or bins shall be located in a rear yard.~~

~~B. Minimum setbacks.~~
~~(1) Compost piles or bins shall provide a minimum setback of 5 feet from all lot lines.~~
~~(2) Compost piles or bins shall provide a minimum setback of 20 feet from all dwellings on the given lot and/or abutting lots.~~

~~C. Maximum area. On a given lot, compost piles or bins shall not collectively be larger than 24 square feet.~~

~~D. Maximum height. Compost piles or bins shall not exceed 6 feet in height.~~

3.87.~~10~~ 10 Electric Vehicle Charging Stations

A. Applicability. Any off-street parking space may be equipped with an electric vehicle charging station.

B. Impact. The presence of an electric vehicle charging station ~~does~~ **shall** not impact the principal use of a lot**.**~~, and~~

C. Use determination. An electric vehicle charging station shall be considered an accessory use of a parking lot, a parking structure, or a side yard or rear yard parking pad.

3.87.~~11~~ 11 Home Occupation

A. ***Purpose. Home occupations are permitted to support remote work and small-scale business activity that is incidental to residential living and maintains the appearance and function of a dwelling.***

B. ***Eligibility. A home occupation shall be conducted only within a dwelling unit or an accessory structure on the same lot and shall be operated by a resident of the dwelling as their primary residence.***

C. ***Scale and intensity. A home occupation shall remain clearly subordinate to the residential use of the property and shall not occupy more than 25% of the gross floor area of the dwelling and accessory structures combined.***

D. ***Neighborhood compatibility. A home occupation shall not:***
(1) ***Create noise, vibration, glare, fumes, or other nuisance impacts detectable beyond the property line;***
(2) ***Include outdoor storage or outdoor display of materials, equipment, or merchandise;***
(3) ***Require parking in excess of what is customarily provided for a dwelling, or create***

regular parking conflicts on adjacent streets; or
(4) Involve the dispatching of employees or vehicles from the site as a place of assembly.

E. ***Customers and deliveries. Customer visits are permitted by appointment only, provided they remain incidental and do not create operational impacts. Deliveries shall be limited to typical residential carrier service.***

F. ***Employees. No more than one (1) non-resident employee may be on-site at any time. F. Prohibited home occupations. The following are prohibited as home occupations:***
(1) ***Vehicle repair or automotive body work;***
(2) ***Outdoor storage, salvage, or equipment yards;***
(3) ***Uses requiring industrial ventilation or processing equipment; and***
(4) ***Any illegal activity.*** ~~*A.* Purpose and intent. The permissions and restrictions provided herein for home occupations are intended to secure flexibility in support of nonresidential activities that are very limited in scale, scope, and intensity. These permissions and restrictions shall not be construed to allow deviations from the essential residential character of residential zoning districts in terms of use and appearance.~~

~~B. Residency requirement. Home occupations shall only be allowed on the same property as the operators' dwelling that serves as their primary residence.~~

~~C. Subordination required. Home occupations shall be clearly incidental and subordinate to the use of the lot for residential purposes by its occupants. Except for Type-B Family Day Care Homes, home occupations shall not occupy more than 20% of the gross floor area of the associated dwelling.~~

~~D. Exterior alterations limited. Except for permissions explicitly granted within this Subsection, there shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation.~~

~~E. Employment limited. Home occupations shall not employ any person on the premises other than occupants of the dwelling.~~

~~F. Performance restrictions. Home occupations shall not utilize mechanical, electrical, or other equipment which produces noise, produces electrical or magnetic interference, or causes fluctuation in line voltage, vibration, heat, glare, or other nuisances outside of the~~ dwelling unit in which the home occupation is located.

~~G. Traffic generation restrictions. Home occupations shall not generate pedestrian or vehicular traffic beyond that which is reasonable or normal to the zoning district in which it is located.~~

~~H. Parking restrictions. Off-street parking shall not be expanded to accommodate home occupations. Home occupations shall not create additional burdens to vehicular parking in the nearby vicinity. Parking associated with home occupations shall meet the applicable standards of this Resolution.~~

~~I. Exterior displays prohibited. No commodity or stock in trade shall be sold, displayed, or stored outside or inside the premises.~~

~~J. Visits from carrier vehicles limited. Home occupations shall not require an excessive use of common carrier vehicles for delivery of materials to or from the premises above a level that is reasonable or normal to the district in which it is located.~~

~~K. Separate entrance prohibited. The dwellings in which home occupations are operated shall not be altered to have a separate exterior entrance between the dwelling unit and the home occupation.~~

~~L. Use of accessory buildings prohibited. No accessory building or space outside of the principal building shall be used in conjunction with home occupations.~~

~~M. Prohibited types of home occupations. The following types of home occupations shall be prohibited:~~
~~(1) Home occupations where the dwelling serves as a gathering point for employees who are engaged in business that takes place outside of the property that contains the home occupation. Such home occupations include, but are not limited to, landscaping business offices, construction offices, or trucking businesses where drivers or employees gather at the dwelling before being dispatched from the home for the purposes of the home occupation;~~
~~(2) Home occupations that require fire safety inspections, precautions, or permits, or that required other regulatory inspections or permits beyond those required by this Resolution;~~
~~(3) Home occupations that require the use of mechanical ventilation systems to exhaust the by-products of the home occupation; and~~
(~~4~~**5**) ~~Home occupations that involve the use~~**Uses that involve** ~~of~~ controlled substances.

3.8.12 Outdoor Sales & Storage

A. Applicability. This Subsection applies to any outdoor area used for the sale, display, or storage of goods or materials as part of a nonresidential use, except where such area has been approved as part of an approved site plan or development plan.

B. Prohibited locations. Outdoor sales and storage shall not be located within the public right-of-way, required setbacks, required buffers, required landscaping areas, required parking spaces, fire lanes, drive aisles, sight-distance triangles, sidewalks, or other required pedestrian routes.

C. Residential lots. Outdoor sales and storage are prohibited on lots used primarily for one-unit or two-unit dwellings, except for the noncommercial sales of personal household items.

D. Zoning Certificate required. A Zoning Certificate shall be required prior to establishing or expanding an outdoor sales or storage area. The application shall include a site plan identifying the location and extent of the proposed area.

E. Outdoor dining. Outdoor dining areas accessory to a restaurant or food service use are permitted and shall not obstruct required access, circulation, fire lanes, or accessible routes.

3.8~~7.12~~13 Private Kennel

A. Yard requirement. Exterior enclosures of private kennels for household pets shall be located in the rear yard.

B. ***Minimum setbacks. All indoor animal care areas and outdoor activity areas shall be located a minimum of 50 feet from any residentially zoned lot line, and a minimum of 20 feet from all other lot lines.***~~Minimum setback. Exterior enclosures of private kennels for household pets shall provide a minimum setback of 20 feet from all lot lines.~~

3.8~~7.13~~14 Radio Antenna - Non-Commercial

A. No Zoning Certificate shall be required for a non-commercial radio antenna.

B~~A~~. Maximum height. ***Amateur radio antennas are permitted as an accessory structure in residential zoning districts. Antennas shall comply with the maximum height of the applicable zoning district, except that the Township shall reasonably accommodate amateur radio communications consistent with federal law.***~~The maximum allowed height of amateur radio antennas shall not be less than 60 feet. The height of amateur radio antennas shall not exceed the lesser of:~~

~~(1) feet; or~~
~~(2) The total width or total depth of the property, as measured in the shortest distance between opposing lot lines wherein the amateur radio antenna is proposed.~~

C~~B~~. Minimum setbacks. ***Antennas shall be set back from all lot lines a minimum distance equal to the height of the antenna.***The following standards apply to setbacks:

~~(1) Amateur radio antennas that are 45 feet or less in height shall provide a minimum setback of 10 feet from all lot lines.~~
~~(2) Amateur radio antennas that are taller than 45 feet in height shall provide a minimum setback of 10 feet plus an additional foot for every 3 feet of antenna height above 45 feet (e.g., a 46-foot-tall antenna shall provide an 11-foot setback; a 49-foot-tall antenna shall provide a 12-foot setback).~~

3.87.~~14~~ 15 Roadside Stand

A. Operation limits. A use shall only qualify as a roadside stand if ~~50~~**25**% or more of the gross income received from the stand is derived from produce raised on farms owned or operated by the market operator in a normal crop year.

B. Maximum size. The structure from which a roadside stand operates shall not exceed ~~800~~ **1200** square feet in area.

C. Required setbacks. The structure and any parking associated with a roadside stand shall be set back at least **2**~~6~~0 feet from all lot lines.

3.87.~~15~~ 16 Satellite Dish Antenna

A. ***Exempt antennas. Satellite dish antennas forty (40) inches or less in diameter shall be permitted in all zoning districts and shall not require a Zoning Certificate.***

B. ***Large ground-mounted antennas. Ground-mounted satellite dish antennas greater than forty (40) inches in diameter shall require a Zoning Certificate and shall be located in the rear yard and set back a minimum of 10 feet from all lot lines.***

C. ***Federal compliance. This Section shall be interpreted and applied in a manner consistent with applicable federal requirements for over-the-air reception devices.***

~~A. Exemption from zoning certificate. The following categories of satellite dish antennas shall be exempt from all zoning requirements, shall not count against maximum lot coverage of accessory buildings, and shall not require a Zoning Certificate:~~
~~(1) Satellite dish antennas within a nonresidential zoning district that are 2 meters (78.74 inches) or less in diameter; or~~
~~(2) Satellite dish antennas within a residential zoning district that are 1 meter (39.37 inches) or less in diameter.~~

~~B. Applicability. Satellite dish antennas that are not exempt from all zoning requirements shall meet the applicable provisions of this Subsection. Ground-mounted satellite dish antennas that are not exempt shall count against maximum lot coverage of accessory~~ buildings.

~~C. Zoning certificate application requirements. In addition to other information required in Subsection 6.3.2 – Zoning Certificate, a zoning certificate application for a satellite dish antenna shall require the following information:~~
~~(1) Proposed height, diameter, location, and setbacks of the satellite dish antenna; and~~
~~(2) Proposed foundation details, landscaping, and screening associated with a groundmounted satellite dish antenna.~~

~~D. Location standards. The following standards apply to the locations of satellite dish antennas:~~
~~(1) Wall- or roof-mounted satellite dish antennas shall be prohibited on the front elevation of the principal building.~~
~~(2) In residential zoning districts, ground-mounted satellite dish antennas shall only be located in the rear yard.~~
~~(3) In nonresidential zoning districts, ground-mounted satellite dish antennas may be located in either the rear yard or a side yard.~~

~~E. Setback standards. The following standards apply to the setbacks of satellite dish antennas:~~
~~(1) Wall- or roof-mounted satellite dish antennas shall not project into any required front, side, or rear setback.~~
~~(2) Ground-mounted satellite dish antennas shall provide a minimum setback of 15 feet from side and rear lot lines.~~

~~F. Screening standards. Ground-mounted antennas shall be screened from view by use of landscaping, berms, and similar measures, subject to approval by the Zoning Administrator.~~

~~G. Maximum diameter. The following standards apply to the sizes of satellite dish antennas:~~
~~(1) In residential zoning districts, satellite dish antennas shall not exceed 2 meters (78.74 inches) in diameter.~~
~~(2) In nonresidential zoning districts, satellite dish antennas shall not exceed 3 meters (118.11 inches) in diameter.~~

~~H. Maximum height. The following standards apply to the heights of satellite dish antennas:~~
~~(1) In residential zoning districts, ground-mounted satellite dish antennas shall not exceed 12 feet in height above grade level.~~
~~(2) In nonresidential zoning districts, ground-mounted satellite dish antennas shall not exceed 15 feet in height above grade level.~~

~~I. Number of satellite dish antennas limited. Up to 1 satellite dish antenna shall be allowed~~ for each principal building on a given lot.

3.87.16 17 Solar Panels

A. ***Permitted. Solar energy equipment is permitted as an accessory use in all zoning districts where the principal use is permitted.***

B. ***Installation. Solar energy equipment shall be installed and maintained in compliance with applicable building and electrical codes and manufacturer specifications.***

C. ***Roof-mounted systems. Roof-mounted solar panels shall not extend above the ridgeline of the roof.***

D. ***Ground-mounted systems. Ground-mounted solar panels shall not exceed 20 feet in height and shall comply with applicable accessory structure setback requirements of the zoning district.***

E. ***Removal. Solar energy equipment that is nonfunctioning or abandoned for 12 consecutive months shall be removed within 90 days after notice by the Township.***

~~A. Visibility. Solar energy equipment shall be located in the least visibly obtrusive location where panels would be functional.~~

~~B. Removal of nonfunctioning equipment. Nonfunctioning solar energy equipment shall be disassembled and stored within an enclosed building or otherwise removed within 3 months of the equipment becoming nonfunctional.~~

~~C. Roof-mounted solar panels. Roof-mounted solar panels shall be subject to the following standards:~~
~~(1) Solar panels that simulate asphalt shingles, clay tiles, or similar roofing material present on the associated building are encouraged.~~
~~(2) Solar panels shall be installed in a manner that matches the plane of the underlying roof (i.e., flush mounted) or in a manner that is camouflaged by the roof design (e.g., utilizing capping or framing compatible with the color of the roof or structure).~~
~~(3) Solar panels shall not extend above the ridgeline of the roof.~~
~~(4) All exterior electrical lines shall be in conduit.~~
~~(5) All exposed electrical lines and plumbing lines shall be painted or finished in a color scheme that closely matches the color of underlying materials (e.g., conduit on walls shall be painted or finished in the same color as the wall; conduit on roofs shall be painted or finished in the same color as the roof).~~

~~D. Ground-mounted solar panels. Ground-mounted solar panels shall be subject to the following standards:~~
(1) Solar panel arrays shall collectively not exceed the footprint area of the associated

~~principal structure.~~

~~(2) Solar panels shall not exceed 15 feet in height.~~

~~(3) All exterior electrical lines shall be in conduit.~~

~~(4) All associated plumbing lines shall be buried underground.~~

3.87.~~17~~ 18 Small Wind Energy Conversion System

A. ***Permitted. Small Wind Energy Systems are permitted as an accessory use in zoning districts where the principal use is permitted, subject to the standards of this Section.***

B. ***Zoning Certificate required. A Zoning Certificate shall be required prior to installation.***

C. ***Height and setbacks. A Small Wind Energy System shall not exceed 60 feet in total height and shall be set back from all lot lines a minimum distance equal to the total height of the system.***

D. ***Lighting. Lighting is prohibited except as required by the FAA.***

E. ***Abandonment and removal. A system that is nonfunctioning or abandoned for 12 consecutive months shall be removed within 90 days after notice by the Township.***

~~A. Capacity limit. Small wind energy conversion systems (SWECS) less than 5 megawatts in capacity shall be allowed subject to the provisions herein. Wind power systems that are 5 megawatts in capacity or greater are regulated by the Ohio Public Utilities Commission (PUCO).~~

~~B. Types of wind energy systems. Allowable SWECS shall include Horizontal Axis Wind Turbines (HAWTs), Vertical Axis Wind Turbines (VAWTs), and Blade Tip Power System Turbines (BTPs). All SWECS shall be subject to the provisions of Table 3.4.37-A: SWECS Dimensional Standards.~~

~~**Standard**~~	~~**HAWTs**~~	~~**VAWTs**~~	~~**BTPs**~~
~~Lot Size (min.)~~	~~5 acres~~	~~5 acres~~	~~10,500 square feet~~
~~Tower Height (max.)~~	~~Lots 6 acres or less: 150 feetLots over 6 acres:Regulated by FAA~~	~~Lots 6 acres or less: 150 feetLots over 6~~	~~Groundmounted:48 feetRoof-mounted:15 feet above the roofline~~

~~Standard~~	~~HAWTs~~	~~VAWTs~~	~~BTPs~~
		~~acres:Regulated by FAA~~	
~~Turbine Clearance Above Grade Level (min.) (1)~~	~~20 feet~~	~~20 feet~~	~~Groundmounted:20 feetRoofmounted:N/A~~
~~Rotor/Turbine Dimensional Requirements~~	~~Rotor diameter (max.):43 feetRotor height (max.):20 feet less than tower height~~	~~Rotor diameter (max.): 6 feet~~	~~Turbine diameter (max.): 12 feet~~
~~Rotor/Tower Setbacks (min.)~~	~~Tower:Greater of (A) 200 feet; or (B) height of the tower (2)~~	~~Tower: Greater of (A) 200 feet; or (B) height of the tower (2)~~	~~All equipment :Greater of (A) 10 feet; or (B) the minimum side setback of the applicable zoning district~~

~~C. Limitations on sound. SWECS shall generally not exceed 55 dbA measured 5 feet above grade level at the nearest property line. This level may be exceeded during short-term events such as utility outages and/or severe windstorms with sustained winds of 58 miles per hour or 50 knots.~~

~~D. Automatic over-speed controls. SWECS shall be equipped with manual (electronic or mechanical) and automatic over-speed controls to limit the blade rotation speed to within the design limits of the SWECS.~~

~~E. Utility notification. No SWECS shall be installed until evidence has been provided as part of a Zoning Certification application that the electrical utility company has been informed of, and has approved, the applicant's intent to install an interconnected customer-owned~~ generator. Off-grid systems shall be exempt from this requirement.

~~F. Tower color and advertising. Tower colors shall be white, off-white, gray, or neutral subdued tones including earth tones of green or brown. Towers shall not be finished in bright or vivid colors, nor shall the tower be used for advertising of any kind.~~

~~G. Multiple towers. Multiple SWECS are allowed on any site, provided all minimum standards are met and the total wattage is less than 5 megawatts.~~

~~H. Illumination. SWECS shall not be artificially illuminated, except as required by the FAA.~~

~~I. Climb prevention. SWECS shall not be climbable between grade level and 15 feet above grade level.~~

~~J. Compliance with other regulations. The applicant shall be responsible for acquiring all necessary approvals from other applicable agencies, including but not limited to the FAA.~~

~~K. Condition requirements. SWECS shall be maintained in working order, structurally sound, and with any surface treatments intact.~~

~~L. Abandoned facilities. Any SWECS that are not operated on a functional basis for a period of 6 consecutive months shall be deemed abandoned. The Zoning Administrator may order the repair or removal of said SWECS in accordance with these provisions. The property owner shall repair or remove the same within 60 days of receipt of notification by certified mail. If said facility is not either operational or removed after 60 days, the Township may remove the SWECS at the owner's expense.~~

~~M. Meteorological tower.~~
~~(1) A meteorological tower may be installed for a time period up to six months to measure winds prior to the construction of SWECS.~~
~~(2) If desired, a request to install a meteorological tower must be included in the application to install SWECS.~~

3.87.~~18~~ 19 Swimming Pool, Lake, or Bathhouse

A. ***Location. Outdoor swimming pools shall be located in the rear yard.***

B. ***Setbacks. Outdoor swimming pools shall be set back a minimum of 10 feet from all lot lines. Setbacks shall be measured from the property line to the nearest water's edge of the pool.***

C. ***Height. Pool walls, decks, and associated enclosures and appurtenances shall not exceed 6 feet above finished grade, except as otherwise permitted by applicable building codes.***

D. Septic systems. Outdoor swimming pools shall not be constructed over septic tanks, leach fields, or other on-site sewage disposal components.

3.87.19 20 Wood Furnace - Outdoor

A. ***Setbacks. An outdoor wood furnace shall be located a minimum of 25 feet from all lot lines and 100 feet from any dwelling on an adjoining lot.***

B. ***Chimney. The chimney shall have a minimum height of 20 feet above grade.***

~~A. Construction and maintenance requirements. Wood furnaces shall be constructed, established, installed, operated, and maintained in conformance with the manufacturer's instructions and the requirements of all applicable agencies, including but not limited to Ohio EPA regulations regarding emissions and equipment labeling.~~

~~B. Fuel requirements. Fuel burned in any new or existing wood furnace shall be only natural untreated wood, wood pellets, corn products, or other listed fuels specifically permitted by the manufacturer's instructions such a fuel oil, natural gas, or propane backup, except where such list conflicts with the list of prohibited fuels within this Subsection.~~

~~C. Prohibited fuels. The following materials are prohibited from being from being burned as fuel or otherwise used in new or existing wood furnaces:~~
~~(1) Wood that has been painted, varnished, or coated with similar material, and/or has been pressure treated with preservatives, and/or contains resins or glues as in plywood or other composite wood products.~~
~~(2) Rubbish or garbage including but not limited to food wastes, food packaging, and food wraps.~~
~~(3) Any plastic materials including but not limited to nylon, PVC, ABS, polystyrene or urethane foam, synthetic fabrics, plastic films, and plastic containers.~~
~~(4) Rubber including tires or other synthetic rubber-like products.~~
~~(5) Newspaper, cardboard, or any paper with ink or dye products.~~
~~(6) Any other items not specifically allowed by the manufacturer or the provisions of this Subsection.~~

~~D. Required setbacks.~~
~~(1) Wood furnaces shall be located a minimum of 25 feet from all lot lines.~~
~~(2) Wood furnaces shall be located a minimum of 100 feet from any dwelling that is not served by the wood furnace.~~

~~E. Chimney height standards. Maximum height limitation standards within this Resolution~~ may be modified per the following:

~~(1) A chimney associated with a wood furnace shall extend to a height that is the greater of (A) 20 feet above grade level, or (B) 2 feet above the highest roofline of any dwelling within 300 feet of the wood furnace, as shown in Figure 3.4.43-A: Wood Furnace Standards.~~
~~(2) The owner of a wood furnace shall be required to further extend the height of the chimney associated with the wood furnace if new construction of a dwelling establishes a higher roofline within 300 feet of the wood furnace. Such extension shall be required to be complete within 30 days after construction of the dwelling is complete..~~

~~F. Enclosing structure required. All wood furnaces shall include an integral enclosing structure or shall be enclosed by a structure and shall not have open flames.~~

3.9~~8~~.6 Charitable Donation Container

A. ***Annual Zoning Certificate required. A charitable donation container shall require an annual Zoning Certificate prior to placement and operation on any lot.***

B. ***Permitted Locations. Charitable donation containers are permitted only on nonresidentially used lots containing an existing lawful principal use, including an approved conditional use or a legally nonconforming conditional use. Charitable donation containers are prohibited on vacant lots and on lots containing a vacant principal building.***

C. ***Location standards. Charitable donation containers shall not be located within the public right-of-way, required buffers, fire lanes, drive aisles, accessible routes, or required parking spaces, and shall not obstruct safe pedestrian or vehicular circulation.***

D. ***Quantity. No more than two (2) charitable donation containers shall be permitted on any lot.***

E. ***Required labeling. Each container shall display, in a legible manner, the name and telephone number of the operator responsible for servicing the container.***

F. ***Exterior dumping prohibited. Donated materials shall be contained entirely within the container. The accumulation of items outside the container is prohibited.***

G. ***Maintenance and removal. Charitable donation containers shall be maintained free of litter and overflow. Upon notice by the Township, the operator and/or property owner shall service or remove the container and any associated debris within seventy-two (72) hours.***

~~A. Regulated as temporary use. Charitable donation containers shall be regulated as a temporary use and shall be subject to the Temporary Buildings and Uses provisions of this Article, in addition to other applicable provisions of this Resolution.~~

~~B. Allowed districts. Charitable donation containers may be allowed in any non-residential zoning districts. Charitable donation containers may be allowed in any residential zoning district on lots that have an approved conditional use permit for a religious places of worship use.~~

~~C. Zoning certificate standards. The following standards apply to the issuance of a Zoning Certificate for charitable donation containers:~~
~~(1) A Zoning Certificate for a charitable donation container shall be valid from the date of issuance through December 31st of the same year unless a shorter timeframe is specified in the approved Zoning Certificate.~~
~~(2) A Zoning Certificate may be renewed for re-issuance the following year. Prior to the expiration of a Zoning Certificate, any owner or operator who intends to continue to maintain a charitable donation container shall obtain a valid Zoning Certificate for the next 12-month period to start on January 1st. A grace period of 30 calendar days from the expiration date of a Zoning Certificate for a charitable donation container may be granted by the Zoning Administrator.~~
~~(3) The Zoning Administrator shall not issue a Zoning Certificate to any owner, operator, or applicant of a charitable donation container, or to a property owner for a charitable donation container, which does not operate and maintain a tax-exempt organization under Title 26 of U.S.C. §501(c)(3).~~
~~(4) Fees for the renewal of a Zoning Certificate for a charitable donation container may be waived if the Zoning Administrator determines there have been no violations of this Resolution upon the property.~~

~~D. Setbacks required. Charitable donation containers shall be subject to all applicable setback requirements of the zoning district within which it is located.~~

~~E. Quantity restricted. Generally, no more than 2 charitable donation containers shall be permitted at one time on a given lot, combined lot, development site, complex, or planned district. If the lot, combined lots, development site, complex, or planned district site exceeds 10 acres in size, then an additional charitable donation container may be added per each additional 5 acres of lot size, up to a total maximum of 4 charitable donation containers. At no point shall more than 4 charitable donation containers be located upon~~ any lot, combined lot, development site, complex, or planned district.

~~F. Dimensional standards. A charitable donation container shall not exceed 78 inches in height – as measured from grade level, 60 inches in width, or 60 inches in depth.~~

~~G. Required labeling. Charitable donation containers shall have the following information affixed to the exterior of the container in a conspicuous and easily readable location. The following information shall be maintained in a legible fashion and shall remain updated in the event such information changes:~~
~~(1) The name, address, and contact telephone number of the organization or company accepting donated items;~~
~~(2) The name, address, and contact telephone number of the company or organization operating, servicing, or maintaining the charitable donation container;~~
~~(3) The name, address, and contact telephone number of the property owner, or registered agent of the property owner, granting permission to the placement of the charitable donation container upon their property, if different from above; and~~
~~(4) The current zoning certificate number issued by Colerain Township Planning and Zoning.~~

~~H. Signage standards. Any signage, displays, images, or graphics on a charitable donation container shall maintain compliance with Section 4.8 – Signage.~~

~~I. Vacant lots and buildings prohibited. Charitable donation containers shall not be permitted on a vacant lot, on a lot that contains a vacant primary building, or on a lot that contains a primary building of which a majority of the building is vacant.~~

~~J. Exterior collection prohibited. The collection, accumulation, or storage of other materials, including but not limited to appliances, mattresses, or furniture, which is not contained completely within the charitable donation container is prohibited.~~

~~K. Regular maintenance required. Charitable donation containers shall be emptied regularly and within 48 hours of notice by Colerain Township Planning and Zoning, Code Enforcement, or Public Services to the primary contact affixed on the container. Failure to comply with any such notification from Colerain Township shall constitute a violation and shall be grounds for immediate revocation of the Zoning Certificate and required removal of the charitable donation container or other remedies specified in Section 6.6 – Enforcement, Penalties, and Remedies.~~

~~L. Cause for revocation of approval. In addition to other provisions specified above, if any owner, operator, or applicant of a charitable donation container, or a property owner for a charitable donation container is found to be in violation of any provision of this Resolution 2 3 or more times within a 12-month period, Colerain Township Planning and Zoning may~~ revoke the Zoning Certificate for the charitable donation container.

~~M. Property owner responsibility. The property owner(s) of the lot upon which a charitable donation container is approved for placement shall be responsible for complying with the above conditions. In the event of violations, such parties will be responsible for the required penalties provided in Section 6.6 – Enforcement, Penalties, and Remedies.~~

3.98.7 Temporary Entertainment Building

A. ***Zoning Certificate required. A Zoning Certificate shall be required prior to the placement or operation of any Temporary Entertainment Building, except:***

(1) ***A Temporary Entertainment Building approved as part of a OTSE shall not be required to obtain a separate Zoning Certificate.***

B. ***Permitted locations. Temporary Entertainment Buildings are permitted only on lots containing an existing lawful principal use, or as part of a Township-approved special event.***

C. ***Location standards. Temporary Entertainment Buildings shall not be located within the public right-of-way, required setbacks, required buffers, fire lanes, drive aisles, accessible routes, or required parking spaces unless otherwise approved as part of the Zoning Certificate.***

D. ***Duration. A Temporary Entertainment Building shall be permitted for a maximum of thirty (30) days, with one (1) administrative extension of up to thirty (30) additional days.***

E. ***Removal. All temporary structures, equipment, and associated materials shall be removed within seven (7) days following the end of the approved period.***

3.98.8 Temporary Incidental Construction Building

A. ***Zoning Certificate required. A Zoning Certificate shall be required prior to the placement or operation of any Temporary Incidental Construction Building, except:***

(1) ***A Temporary Incidental Construction Building approved as part of a OTSE shall not be required to obtain a separate Zoning Certificate.***

B. Applicability. Temporary Incidental Construction Buildings are permitted only in connection with an active, valid building permit, zoning approval, or approved site improvement project on the same lot.

C. *Location standards. Temporary Incidental Construction Buildings shall not be located within the public right-of-way, required setbacks, required buffers, fire lanes, drive aisles, accessible routes, or required parking spaces.*

D. *Duration. Temporary Incidental Construction Buildings may remain on-site for the duration of active construction and shall be removed within thirty (30) days following final inspection, certificate of occupancy, or completion of the approved work, as applicable.*

3.98.9 Temporary Storage Container

A. *Zoning Certificate required. A Zoning Certificate shall be required prior to the placement of any Temporary Storage Container, except:*

(1) *A Temporary Storage Container approved as part of a OTSE shall not be required to obtain a separate Zoning Certificate.*

(2) A Temporary Storage Container placed on a lot for fewer than fourteen (14) consecutive days shall not require a Zoning Certificate.

B. *Permitted locations. Temporary Storage Containers are permitted only on lots containing an existing lawful principal use.*

C. *Location standards. Temporary Storage Containers shall not be located within the public right-of-way, required setbacks, required buffers, fire lanes, drive aisles, accessible routes, or required parking spaces, and shall not obstruct safe pedestrian or vehicular circulation.*

D. *Duration. Temporary Storage Containers shall be permitted for a maximum of:*
(1) *thirty (30) days on lots in residential zoning districts; and*
(2) *ninety (90) days on lots in nonresidential zoning districts.*
One (1) administrative extension may be approved where associated with active construction, restoration, or similar temporary conditions.

E. *Removal. Temporary Storage Containers shall be removed within seven (7) days following expiration of the approved period.*

3.98.10 Temporary Tent for Outdoor Displays or Sales

A. Zoning Certificate required. A Zoning Certificate shall be required prior to the placement or operation of any Temporary Tent for Outdoor Displays or Sales, except:

(1) A Temporary Tent for Outdoor Displays or Sales approved as part of a OTSE shall not be required to obtain a separate Zoning Certificate.

B. *Permitted locations. Temporary Tents for Outdoor Displays or Sales are permitted only on lots containing an existing lawful principal use in nonresidential zoning districts.*

C. *Location standards. Temporary tents and associated display areas shall not be located within the public right-of-way, required setbacks, required buffers, fire lanes, drive aisles, accessible routes, or required parking spaces unless otherwise approved as part of the Zoning Certificate.*

D. *Duration. Temporary tents for outdoor displays or sales shall be permitted for a maximum of fourteen (14) consecutive days, with a maximum of sixty (60) total days per calendar year per lot.*

E. *Removal. All tents, display materials, and associated equipment shall be removed within forty-eight (48) hours following the end of the approved period.*

Article 7 – Glossary of Terms

Kennel: Private Kennel. ***The home and premises of a Hobby Breeder.***

~~**See Subsection 3.4.30 - Private Kennels.**~~

Small Cellular Telecommunication Facility. Cellular Telecommunications Towers between eight and 30 feet in height, includin*g Distributed Antenna Systems (DAS) and small cells sites, communication nodes, antennas, fiberoptic cables, radio transceivers, and any additional equipment associated with transmission, which are typically used to supplement the service of, and reduce the need for additional, larger telecommunications towers.* **(See ~~Subsection 3.4.40 -~~ Telecommunications Towers)**

Outdoor Storage. ***The keeping of any goods, materials, merchandise, or vehicles outside of a structure or building for more than 48 consecutive hours. Outdoor storage shall not include Vehicles parked in Parking Spaces, tool rental establishments, greenhouses, or other uses where the sale of the merchandise is the primary use of the property pursuant to Subsection 3.4.28 - Outdoor Display, Sales, and Storage this Resolution.***

Roadside Stand. ***The use of any land or a Structure for the sale of produce ~~in~~ accordance with the provisions of Subsection 3.4.33 -Roadside Stand.***

Short-Term Rentals. ***A residential dwelling unit, or part a residential dwelling unit, with fewer than five rooms which may or may not allow access to all rooms of the unit with a universal key or key card, that is catered and marketed to public consumers for a predetermined rental fee on a hosting website, application, or other online source, where the owner of the property shall not be present during the guests stay and meals are not prepared and served by the owner. Such units are advertised and rented out typically for a period of seven to fourteen days, but no more than thirty consecutive days.***

Vertical Mixed – Small. A mixed-use building that contains ground-floor Commercial Use(s) with one (1) or more floors of Residential Use located above, where the uses are contained within the same structure and are designed and operated as a unified development.

Vertical Mixed – Large. A mixed-use building of greater intensity that contains ground-fl floor Commercial Use(s) with multiple upper floors of Residential Use located above, within the same structure, and designed as a unified development subject to the height and site development standards of the applicable zoning district.

Live-Work Unit. A dwelling unit that includes both residential living area and integrated workspace for a business, profession, or occupation conducted by a resident of the unit, where the work component is incidental and subordinate to the residential use and does not alter the residential character of the property.

Civic Hub. A site or building organized around an Institutional or Public Use that serves the community (such as government, education, library, cultural, public safety, or similar civic functions), and that may include supporting Commercial Uses that are incidental and complementary to the primary civic purpose, integrated into a unified development.

Table 3.1.4-A

Comprehensive Use Permissions

● = Allowed By-Right
◑ = Conditionally Allowed
Ⓐ = Allowed as Accessory Use
Ⓣ = Allowed as Temporary Use
– = Prohibited Use

	Use-Specific Standards Subsection	Rural Estate Residential	Single Unit Residential	Multi-Unit Residential	Neighborhood Mixed	Avenue Mixed North	Avenue Mixed Central	Avenue Mixed South	Light Intensity Industry	Greenspace, Open Space & Recreation	Sanitary Landfill
3.2. - Agricultural & Animal Uses		RER	SUR	MUR	NBM	AMN	AMC	AMS	LIT	GOR	SLF
Agricultural & Animal Keeping	3.2.1	●	●	●	●	–	–	–	●	●	–
Commercial Kennel	3.2.2	–	–	–	–	◑	◑	◑	◑	–	–
Pet Services and Daycare	3.2.3	–	–	◑	●	●	●	●	●	–	–
Riding Stable	3.2.4	●	–	–	–	–	–	–	–	●	–
Veterinary Facility	3.2.5	–	–	◑	●	●	●	●	●	–	–
3.3 - Residential Uses		RER	SUR	MUR	NBM	AMN	AMC	AMS	LIT	GOR	SLF
Adult Group Facility - Small	3.3.1	●	●	●	–	–	–	–	–	–	–
Adult Group Facility - Large	3.3.2	–	–	●	–	–	–	–	–	–	–
Child Group Facility	3.3.3	–	◑	●	–	–	–	–	–	–	–
Dwelling - Multi-Unit	3.3.4	–	◑	●	◑	◑	◑	◑	–	–	–
Dwelling - One-Unit	3.3.5	●	●	◑	–	–	–	–	–	–	–
Dwelling - Two-Unit	3.3.6	–	●	●	–	–	–	–	–	–	–
Institutional Housing	3.3.7	–	–	●	–	●	–	–	–	–	–
Permanently Sited Manufactured Home	3.3.8	●	●	●	–	–	–	–	–	–	–
3.4 - Mixed Uses		RER	SUR	MUR	NBM	AMN	AMC	AMS	LIT	GOR	SLF
Vertical Mixed - Small	3.4.1	–	–	●	●	–	–	–	–	–	–
Vertical Mixed - Large	3.4.2	–	–	–	●	●	●	●	–	–	–
Live-Work Unit	3.4.3	–	–	–	●	●	●	●	–	–	–
Civic Hub	3.4.4	–	–	–	●	●	●	●	–	–	–
3.5 - Automotive Uses		RER	SUR	MUR	NBM	AMN	AMC	AMS	LIT	GOR	SLF
Automotive Body Repair	3.5.1	–	–	–	–	◑	●	◑	◑	–	–
Automotive Fuel Service	3.5.2	–	–	–	–	◑	●	◑	◑	–	–
Automotive Recycling Facility	3.5.3	–	–	–	–	–	–	–	◑	–	–
Automotive Sales or Rental	3.5.4	–	–	–	–	–	●	–	–	–	–
Automotive Service	3.5.5	–	–	–	–	◑	●	◑	◑	–	–
Automotive Wash	3.5.6	–	–	–	–	◑	●	◑	◑	–	–

3.6 - Commercial Uses		RER	SUR	MUR	NBM	AMN	AMC	AMS	LIT	GOR	SLF
Alternative Financial Service	3.6.1	–	–	–	–	◑	◑	◑	–	–	–
Art Studio or Classroom	3.6.2	–	–	◑	●	●	●	●	●	–	–
Bank or Financial Institution	3.6.3	–	–	◑	◑	●	●	●	–	–	–
Bar, Micro-Brewery, and Micro-Distillery	3.6.4	–	–	◑	◑	●	●	●	–	–	–
Brewery or Distillery	3.6.5	–	–	–	–	–	–	–	●	–	–
Broadcasting & Streaming Studio	3.6.6	–	–	–	–	●	●	●	●	–	–
Cannabis Dispensary	3.6.7	–	–	–	–	◑	◑	◑	–	–	–
Contractor Services & Supply	3.6.8	–	–	–	–	◑	◑	◑	●	–	–
Day Care Facility	3.6.9	–	–	●	●	●	●	●	◑	–	–
Distribution Facility	3.6.10	–	–	–	–	–	–	–	●	–	–
Entertainment Venue	3.6.11	–	–	–	●	●	●	●	●	–	–
Event Venue	3.6.12	–	–	–	◑	●	●	●	–	–	–
Fireworks Manufacturing	3.6.13	–	–	–	–	–	–	–	◑	–	–
Fireworks Retail Sales	3.6.14	–	–	–	–	–	–	–	◑	–	–
Funeral & Memorial Service	3.6.15	–	–	–	–	●	●	●	●	–	–
Greenhouse & Nursery	3.6.16	–	–	–	–	●	●	●	●	–	–
Health & Fitness Venue	3.6.17	–	–	◑	●	●	●	●	◑	–	–
Heavy Industrial	3.6.18	–	–	–	–	–	–	–	◑	–	●
Hotel or Motel	3.6.19	–	–	–	–	◑	◑	◑	–	–	–
Laboratory	3.6.20	–	–	–	–	●	●	●	●	–	–
Light Industrial	3.6.21	–	–	–	–	◑	◑	◑	●	–	–
Fabrication Retail	3.6.22	–	–	◑	●	●	●	●	◑	–	–
Massage Parlor	3.6.23	–	–	–	–	–	–	–	–	–	–
Medical Office or Clinic	3.6.24	–	–	–	●	●	●	●	●	–	–
Mobile Food Vendor	3.6.25	●	●	●	●	●	●	●	●	–	–
Off-Premises Sign	3.6.26	–	–	–	–	●	●	●	●	–	●
Personal Service	3.6.27	–	–	◑	●	●	●	●	●	–	–
Professional or Business Office	3.6.28	–	–	◑	●	●	●	●	●	–	–
Radio Antenna - Commercial	3.6.29	◑	◑	◑	◑	◑	◑	◑	◑	–	◑
Restaurant	3.6.30	–	–	●	●	●	●	●	◑	–	–
Retail	3.6.31	–	–	◑	●	●	●	●	◑	–	–
Self-Storage Facility	3.6.32	–	–	–	–	–	–	–	◑	–	–
Service Commercial	3.6.33	–	–	–	●	●	●	●	◑	–	–
Small Cellular Communications Facility	3.6.34	●	●	●	●	●	●	●	●	–	–
Tattoo Studio	3.6.35	–	–	–	–	◑	◑	◑	–	–	–
Telecommunications Tower	3.6.36	●	●	●	●	●	●	●	●	–	–
Tobacco Retail	3.6.37	–	–	–	–	◑	◑	◑	–	–	–
Type-A Family Day Care Home	3.6.38	–	–	–	●	–	–	–	–	–	–
Type-B Family Day Care Home	3.6.39	●	●	●	●	●	●	●	–	–	–
Vendor Market	3.6.40	–	–	–	●	●	●	●	◑	–	–

3.7 - Institutional & Public Uses		RER	SUR	MUR	NBM	AMN	AMC	AMS	LIT	GOR	SLF
Active Park & Recreational Facility	3.7.1	◑	◑	◑	●	●	●	●	●	●	●
Cemetery	3.7.2	●	–	–	●	●	●	●	●	–	–
Educational Facility - Higher Learning	3.7.3	–	–	◑	◑	●	●	●	–	–	–
Educational Facility - Non-Higher Learning	3.7.4	◑	◑	◑	◑	●	●	●	–	–	–
Essential Service or Utility	3.7.5	●	●	●	●	●	●	●	●	–	–
Government & Public Use	3.7.6	●	●	●	●	●	●	●	●	●	●
Hospital	3.7.7	–	–	–	◑	●	●	●	–	–	–
Indoor Recreational Facility	3.7.8	–	–	–	◑	●	●	●	●	–	–
Nature Park & Conservation Area	3.7.9	●	●	●	●	●	●	●	●	●	●
Private Recreational Facility	3.7.10	◑	◑	◑	◑	●	●	●	●	–	–
Religious Place of Worship	3.7.11	◑	◑	◑	◑	●	●	●	●	–	–
Solid Waste Facility	3.7.12	–	–	–	–	–	–	–	–	–	●
3.8 - Accessory Buildings, Features & Uses (1)		**RER**	**SUR**	**MUR**	**NBM**	**AMN**	**AMC**	**AMS**	**LIT**	**GOR**	**SLF**
Accessory Dwelling Unit	3.8.5	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	–	–	–
Accessory Off-Street Parking	3.8.6	–	–	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	–	–
Short-Term Rentals	3.8.7	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	–	–
Carport	3.8.8	Ⓐ	Ⓐ	Ⓐ	–	–	–	–	–	–	–
Decks, Porches & Concrete Pads	3.8.9	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	–	–
Electric Vehicle Charging Stations	3.8.10	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ
Home Occupation	3.8.11	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	–	–	–
Outdoor Sales & Storage	3.8.12	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	–	–	–
Private Kennel	3.8.13	Ⓐ	Ⓐ	Ⓐ	–	–	–	–	–	–	–
Radio Antenna - Non-Commercial	3.8.14	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ
Roadside Stand	3.8.15	Ⓐ	–	–	–	–	–	–	–	–	–
Satellite Dish Antenna	3.8.16	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ
Solar Panels	3.8.17	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ
Small Wind Energy Conversion System	3.8.18	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ	Ⓐ
Swimming Pool, Lake, or Bathhouse	3.8.19	Ⓐ	Ⓐ	Ⓐ	Ⓐ	–	–	–	–	–	–
Wood Furnace - Outdoor	3.8.20	Ⓐ	Ⓐ	Ⓐ	–	–	–	–	–	–	–
3.9 - Temporary Buildings & Uses		**RER**	**SUR**	**MUR**	**NBM**	**AMN**	**AMC**	**AMS**	**LIT**	**GOR**	**SLF**
One-Time Special Events	3.9.5	–	–	–	Ⓣ	Ⓣ	Ⓣ	Ⓣ	Ⓣ	–	–
Charitable Donation Container	3.9.6	–	–	–	Ⓣ	Ⓣ	Ⓣ	Ⓣ	Ⓣ	–	–
Temporary Entertainment Building	3.9.7	–	–	–	Ⓣ	Ⓣ	Ⓣ	Ⓣ	–	Ⓣ	–
Temporary Incidental Construction Building	3.9.8	Ⓣ	Ⓣ	Ⓣ	Ⓣ	Ⓣ	Ⓣ	Ⓣ	Ⓣ	Ⓣ	Ⓣ
Temporary Storage Container	3.9.9	Ⓣ	Ⓣ	Ⓣ	Ⓣ	Ⓣ	Ⓣ	Ⓣ	Ⓣ	Ⓣ	Ⓣ
Temporary Tent for Outdoor Displays or Sales	3.9.10	–	–	–	Ⓣ	Ⓣ	Ⓣ	Ⓣ	Ⓣ	–	–

Table Note:

(1) Includes all accessory buildings and features that are not separately identified with permissions within this table, subject to the provisions of Subsection 3.1.2– Interpretation of Uses, and Section 3.8 – Accessory Buildings, Features, and Uses.

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:

3465 Alamosa Dr	510-0112-0055-00
9458 Coogan Dr	510-0051-0431-00
8944 Pippin Rd	510-0062-0220-00

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 7:00 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:

Address	**Book-Page-Parcel No.**
3465 Alamosa Dr	510-0112-0055-00
9458 Coogan Dr	510-0051-0431-00
8944 Pippin Rd	510-0062-0220-00

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

Resolution Declaring a Junk Motor Vehicles - 3087 Lapland Dr. - 1 of 5

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:

3087 Lapland Dr. Cincinnati, OH 45239

1. (OHIO) JDF2553, 1995, Green/Grey, Dodge, Ram
2. (OHIO) KOM3539, 1995, White, Cadillac, Deville

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 3087 Lapland Dr. Cincinnati, OH 45239– Parcel ID 510-0070-109-00 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 **3087 Lapland Dr. Cincinnati, OH 45239– Parcel ID 510-0070-109-00**

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 **3087 Lapland Dr. Cincinnati, OH 45239– Parcel ID 510-0070-109-00** to be inoperable, extensively damages, and at least three model years old:

    A. **(OHIO) JDF2553, 1995, Green/Grey, Dodge, Ram**
    B. **(OHIO) KOM3539, 1995, White, Cadillac, Deville**

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 - 3095 Lapland Dr. - 2 of 5

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:

3095 Lapland Dr. Cincinnati, OH 45239

1. (OHIO) JIX5924, 2010, Grey, Chrysler, 300

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 3095 Lapland Dr. Cincinnati, OH 45239– Parcel ID 510-0070-0108-00 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 **3095 Lapland Dr. Cincinnati, OH 45239– Parcel ID 510-0070-0108-00**

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 **3095 Lapland Dr. Cincinnati, OH 45239– Parcel ID 510-0070-0108-00** to be inoperable, extensively damages, and at least three model years old:

   A. **(OHIO) JIX5924, 2010, Grey, Chrysler, 300**

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 Vehicles - 3269 Lapland Dr. - 3 of 5

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:

3269 Lapland Dr. Cincinnati, OH 45239

1. (NO TAG) 2005, Grey, Chrysler, 300
2. (NO TAG) 1998, Red, Ford, Explorer
3. (NO TAG) 1997, Green, Cadillac, Deville

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 3269 Lapland Dr. Cincinnati, OH 45239– Parcel ID 510-0081-0172-00 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 **3269 Lapland Dr. Cincinnati, OH 45239– Parcel ID 510-0081-0172-00**

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 **3269 Lapland Dr. Cincinnati, OH 45239– Parcel ID 510-0081-0172-00** to be inoperable, extensively damages, and at least three model years old:

    A. **(NO TAG) 2005, Grey, Chrysler, 300**
    B. **(NO TAG) 1998, Red, Ford, Explorer**
    C. **(NO TAG) 1997, Green, Cadillac, Deville**

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 Vehicles - 8944 Pippin Rd. - 4 of 5

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:

8944 Pippin Rd. Cincinnati, OH 45251

1. (NO TAG) 2011, Grey, Acura, TL
2. (NO TAG) 1997, Black, Honda, Civic
3. (Illinois) 3850028, 2009, Maroon, Mazda, Tribute

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 8944 Pippin Rd. Cincinnati, OH 45251– Parcel ID 510-0062-0220-00 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 **8944 Pippin Rd. Cincinnati, OH 45251– Parcel ID 510-0062-0220-00**

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 **8944 Pippin Rd. Cincinnati, OH 45251– Parcel ID 510-0062-0220-00** to be inoperable, extensively damages, and at least three model years old:

    A. **(NO TAG) 2011, Grey, Acura, TL**
    B. **(NO TAG) 1997, Black, Honda, Civic**
    C. **(Illinois) 3850028, 2009, Maroon, Mazda, Tribute**

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 Vehicles - 9395 Coogan Dr. - 5 of 5

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:

9395 Coogan Dr. Cincinnati, OH 45231

1. (OHIO) GFS6546, 2005, Black, Honda, Accord
2. (OHIO) KVA4568, 2015, Grey, Nissan, Pathfinder

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 9395 Coogan Dr. Cincinnati, OH 45231– Parcel ID 510-0053-0184-00 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 **9395 Coogan Dr. Cincinnati, OH 45231– Parcel ID 510-0053-0184-00**

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 **9395 Coogan Dr. Cincinnati, OH 45231– Parcel ID 510-0053-0184-00** to be inoperable, extensively damages, and at least three model years old:

    A. **(OHIO) GFS6546, 2005, Black, Honda, Accord**
    B. **(OHIO) KVA4568, 2015, Grey, Nissan, Pathfinder**

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

Motion to Issue Noise Resolution Permit to Club Trio Lounge

Recommend ADOPTION of the Resolution.

Rationale:

This is the first request for a permit in 2026 for this business. The request for the permit is from May 1, 2026, through October 31, 2026, and to include March 14th.

The times for this permit are as follows:
March 14th: 3pm-9pm
Friday: 8pm-Midnight
Saturday: 8pm-Midnight
Saturday: 3pm-7pm

COLERAIN
TOWNSHIP · OHIO

PERMIT VALID DATE AND TIME
(to and from)

TRUSTEES
Cathy Ulrich
Daniel Unger
Matt Wahlert

FISCAL OFFICER
Jeffrey D. Baker

ADMINISTRATOR
Jeff Weckbach

Application for Noise Resolution Permit

MUST BE RECEIVED NO LATER THAN (9) DAYS BEFORE THE NEXT SCHEDULED BOARD MEETING

Name of applicant: Club Talo Lounge

Address where event will be held: 5744 Springdale Rd. Cincinnati, OH 45247

Type of event: outdoor Bands.

Date and Time of Event: Sat March 14, 2026 (3pm-9pm) May 1st through October 31st Friday 6pm-Midnight Saturday 8pm-Midnight Sunday 3pm-7pm.

Contact number for permit holder:
Scott Doran (513) 602-6986

Permit applicants must be at the event and in possession of this signed and approved permit. This permit is non-transferable and is only valid for the date and time listed on the approved permit. This permit is not an endorsement or approval by the Township of the type of event taking place.

For Office Use Only, Do not write below this line

Time and date received:

By:

Number of issued permits in calendar year: Residential ____ Business____

To be placed on Trustee agenda for meeting: / / / (date of meeting)
Permit approved by majority vote of Colerain Township Board of Trustees.

Trustee Cathy Ulrich	Trustee Dan Unger	Trustee Matt Wahlert

Attest: _____
Jeff Baker, Fiscal Office

PUBLIC SAFETY

Department:	Administration
Department Director:	Ed Cordie, Police Chief
Strategic Plan Goal:	Strategic Goal #3: Revitalization of the Community through Economic Development, Beautification, and Code Enforcement

Resolution Modifying Resolution 126-22, Rental Registration Resolution

Recommend ADOPTION of the Resolution.

Rationale:

This update is being made to address several technical changes in the administration of the program. The most notable change is to move away from direct assessments to civil citations for violations. Until 2025, Hamilton County courts were not equipped to accept civil citations.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 6:00 p.m., on the 10th day of March, 2026 at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Ms. Cathy Ulrich, Mr. Dan Unger, Mr. Matt Wahlert

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

RESOLUTION NO. ____ - 26

RESOLUTION REPEALING AND REPLACING RESOLUTION NO. 126-22, AND SETTING FORTH PROCEDURES AND REQUIREMENTS FOR THE REGISTRATION AND MAINTENANCE OF RESIDENTIAL RENTAL PROPERTIES IN COLERAIN TOWNSHIP, HAMILTON COUNTY, OHIO

WHEREAS, Colerain Township has adopted a limited home rule form of government under the Ohio Revised Code, and is empowered to enact and enforce within the Township's unincorporated territory such police, sanitary, and similar regulations as the Township deems to be in the interest of the public health, safety, and general welfare; and

WHEREAS, pursuant to the Township's lawful powers and authority, the Colerain Township Board of Trustees adopted Resolution No. 126-22 on November 15, 2022, which set forth procedures and requirements for the registration and maintenance of residential rental properties in the Township (the "Requirements"); and

WHEREAS, maintaining an active registration database of residential rental properties, and their associated landlords and local agents, assists the Township in ensuring rental properties are maintained in compliance with applicable housing, health, and safety codes; ensures the Township is able to contact an appropriate owner's representative in the event of an emergency; and aids in the mitigation of nuisances and blight in the community generally; and

WHEREAS, the Requirements are designed to protect the public health, safety, and welfare of the citizens of Colerain Township, and otherwise maintain a high quality of life in the community, by maintaining residential rental properties in compliance with applicable housing, health, and safety codes; ensuring the Township is aware of all residential rental properties in the community and has accurate contact information for the landlords of such properties; and discouraging landlords from leaving their rental properties neglected or unsupervised; and

WHEREAS, the Board of Trustees desires to modify Requirements as set forth in this Resolution.

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

SECTION 1: Resolution No. 126-22 is hereby repealed and replaced in its entirety with this Resolution.

SECTION 2: The Board, by majority vote, hereby dispenses with the requirement that this Resolution be read on two separate days, and authorizes the adoption of this Resolution upon its first reading.

SECTION 3: 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 in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

SECTION 4: The Board of Trustees finds and determines that the Requirements, as modified by this Resolution, are in the best interests of the public health, safety, and general welfare in Colerain Township. Upon the effective date of this Resolution, the procedures, requirements, terms, and conditions set forth in Exhibit A, attached hereto and incorporated herein by reference, shall constitute the Requirements applicable to all residential rental property located in Colerain Township's unincorporated territory.

SECTION 5: Should a court of competent jurisdiction subsequently declare any provision of the Requirements to be unenforceable for any reason, such provision shall be deemed severed from the Requirements and void, and all remaining provisions of the Requirements shall continue in full force and effect.

Mr./Ms. _____ 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_____, Mr. Wahlert_____

ADOPTED this ____ day of _____, 2026.

BOARD OF TRUSTEES:

_____
Cathy Ulrich, Trustee

_____
Dan Unger, Trustee

_____
Matt 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 _____, 2026.

_____
Jeff Baker
Colerain Township Fiscal Officer

RESIDENTIAL RENTAL PROPERTY REGISTRATION AND MAINTENANCE REQUIREMENTS

SECTION 1. DEFINITIONS

A. ***Administrator*** means the Colerain Township Administrator or his/her designee.

B. ***Apartment Community*** means any building containing six (6) or more rental units.

C. ***Dwelling Unit*** means a single, self-contained unit providing independent living facilities for one or more individuals, and which contains living, sanitary, and sleeping areas.

D. ***Multi-Family Building*** means any building containing two (2) to five (5) rental units.

E. ***Owner*** means the fee-simple owner holding legal title to a rental unit.

F. ***Rental Unit*** means any dwelling unit held out to be let or rented, or which is otherwise occupied by any individual other than the dwelling unit's fee-simple owner of record.

The following circumstances shall constitute prima facie evidence that a dwelling unit is a rental unit: (i) occupation of the unit by any person other than the owner; (ii) the owner listing a different tax-mailing address in the Hamilton County Auditor's records; (iii) the owner listing a different permanent residence address on an official State-issued identification card; (iv) registration of the unit pursuant to the State of Ohio's Rental Registration Program; and/or (v) private or public advertisement of the unit as being available for let, rent, or lease.

G. ***Rental Unit Certificate*** means a certificate issued by the Administrator following registration of a rental unit with the Township in accordance with this Resolution. All rental units must maintain an active rental unit certificate at all times to ensure compliance with this Resolution.

H. ***Short-Term Rental*** means a dwelling unit held out to be let or rented, in whole or in part, for less than 28 consecutive days (but does not include a licensed hotel or motel). Short-term rentals are included in the definition of "rental unit."

I. ***Township*** means Colerain Township, Hamilton County, Ohio.

SECTION 2. APPLICABILITY

A. All owners and occupants of rental units located in Colerain Township are charged with notice of the procedures, obligations, rights, and responsibilities relevant to ownership, use, and occupancy a rental unit set forth in this Resolution. Unless the context of a particular section of this Resolution indicates that it only applies to the fee-simple owner of a rental unit, each and every owner and occupant of a rental unit shall be responsible for ensuring the rental unit satisfies all requirements of this Resolution; and, in the event a rental unit fails to satisfy any requirement, each and every owner and occupant of a rental unit may be held jointly and severally responsible for such violation.

B. Nothing set forth in this Resolution shall be interpreted as conflicting with, replacing, or absolving a property owner or occupant from compliance with any other law enforceable by the Township within its unincorporated territory; including but not limited to the Township Zoning Resolution, Property Maintenance Code, and Nuisance Property Resolution. The Township shall be entitled to pursue any available rights and remedies it may have to address a violation of any applicable law occurring on any real property within the Township's unincorporated boundaries.

SECTION 3. REGISTRATION REQUIREMENTS

A. An owner of a rental unit shall be prohibited from allowing occupancy of a rental unit (whether directly by the owner, through a property manager, or otherwise) unless the owner holds a valid, active rental unit certificate for the subject premises.

B. An owner must apply for a rental unit certificate on a form approved and provided by the Administrator. A rental unit certificate shall be issued if the Administrator is reasonably satisfied that the application is complete, all required fees are paid, and the rental unit in question is compliant with the maintenance requirements of this Resolution (as determined by the Administrator based upon a Township inspection of the Property or a notarized statement from the owner).

C. Each rental unit certificate shall be valid from the date of issuance until March 1 in the following calendar year. The owner shall reapply for a new rental unit certificate in January or February of each calendar year to ensure the rental unit maintains a continuous active certificate.

D. Rental unit certificate application fees shall be as follows:

(1) Except as set forth in Sections (D)(2)-(4) below, the application fee for a rental unit certificate shall equal Fifty Dollars ($50) per rental unit; provided, if an application is received after March 1 in a given calendar year, a late fee of Twenty Dollars ($20) per rental unit shall apply, and an additional Twenty Dollar ($20) fee shall be assessed for each thirty (30) day period thereafter that the unit remains unregistered.

(2) The application fee for a rental unit certificate pertaining to a Multi-Family Building shall equal a flat fee of Fifty Dollars ($50) plus Fifteen Dollars ($15) per rental unit on the subject property; provided, if an application is received after March 1 in a given calendar year, a late fee of Twenty Dollars ($20) shall apply, and an additional Twenty Dollar ($20) fee shall be assessed for each thirty (30) day period thereafter that the Multi-Family Building remains unregistered.

(3) The application fee for a rental unit certificate pertaining to an Apartment Community shall equal a flat fee of One Hundred Fifty Dollars ($150) plus Fifteen Dollars ($15) per rental unit on the subject property; provided, if an application is received after March 1 in a given calendar year, a late fee of Fifty Dollars ($50) per building

comprising the Apartment Community shall apply, and an additional Fifty Dollar ($50) fee shall be assessed for each thirty (30) day period thereafter that the Apartment Community remains unregistered.

(4) The application fee for a rental unit certificate pertaining to a short-term rental shall equal One Hundred Fifty Dollars ($150); provided, if an application is received after March 1 in a given calendar year, a late fee of Fifty Dollars ($50) shall apply, and an additional Fifty Dollar ($50) fee shall be assessed for each thirty (30) day period thereafter that the short-term rental remains unregistered.

E. Rental unit certificate application fees shall be deposited into a Township fund designated solely for receipt of such fees (and any interest bearing thereon). The Township shall use the funds to pay for costs and expenses associated with administering and enforcing this Resolution.

F. Within thirty (30) days following the transfer of ownership of any rental unit, the new owner must submit a rental unit certificate application to the Township for the purpose of updating the rental unit owner information associated with the rental unit. The new owner shall not be required to pay an application fee with the application. The then-current rental unit certificate shall remain in full force and effect until its natural expiration on the following March 1.

SECTION 4. MAINTENANCE STANDARDS

A. Each rental unit shall, at a minimum, conform to the following standards:

(1) The standards and requirements set forth in all applicable federal, State, and local laws (including but not limited to the Colerain Township Zoning Resolution, Property Maintenance Code, and Nuisance Property Resolution).
(2) Interior areas shall be free of any accumulation of refuse and debris.
(3) Interior areas shall be free of insects, rodents, and other pests and their droppings.
(4) Interior premises shall be free of dampness or standing water that creates unsafe or unsanitary living conditions.

B. The owner of a rental unit shall:

(1) Maintain the entire property (including land and improvements) containing the rental unit in good repair, in a safe and sanitary condition, and in compliance with all applicable federal, State, and local laws and regulations, and all orders and directives of any governmental agency with jurisdiction over the property.
(2) Provide all utilities, facilities, and appliances to ensure the continuous habitability of the rental unit.
(3) Provide for the extermination or other eradication of insects, rodents, and other pests in a prompt and commercially acceptable manner.

SECTION 5. ENFORCEMENT AND PENALTIES

A. The Administrator is charged with the administration and enforcement of this Resolution; including but not limited to conducting inspections for compliance with the Resolution, and issuing certificates, notices, orders and penalties in accordance with the Resolution.

B. Upon presentation of proper credentials, the Administrator may inspect rental unit premises with the permission of the rental unit owner or occupant, or based on probable cause to believe the rental unit fails to comply with any provision of this Resolution. If the owner and occupant of the rental unit refuse the Administrator permission to inspect the premises, the Administrator may seek a search warrant from a court of competent jurisdiction authorizing the inspection.

C. If the Administrator determines a rental unit fails to comply with any provision of this Resolution, and the owner maintains an active rental unit certificate for such premises, the Administrator may revoke the rental unit certificate upon written notice to the owner; provided, the owner shall have fourteen (14) days from the date of such notice to submit proof satisfactory to the Administrator that the violation has been remedied (in which case, the revocation notice may be rescinded by the Administrator). The owner shall also have fourteen (14) days from the date of the Administrator's revocation notice to appeal the Administrator's decision to the Colerain Township Code Enforcement Review Board.

D. In addition to potential revocation of a rental unit certificate, violations of any provision of this Resolution may result in the assessment of the following civil fines:

(1) With respect to violations of any provision set forth in Section 3 of this Resolution, the rental unit owner(s) may be subject to the following graduated fines per offense:

i. First offense: $25
ii. Second offense: $50
iii. Third offense: $75
iv. Fourth and subsequent offenses: $100

(2) With respect to violations of any provision set forth in Section 4 of this Resolution, the rental unit owner(s) and/or occupant(s) may be subject to the following fines:

i. First offense: $250
ii. Second offense: $500
iii. Third offense: $750
iv. Fourth and subsequent offenses: $1,000

PUBLIC SAFETY

Department: Administration

Department Director: Ed Cordie, Police Chief

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

Resolution Modifying Resolution 117-21, Vacant Building Registrations

Recommend ADOPTION of the Resolution.

Rationale:

This update is being made to address several technical changes in the administration of the program. The most notable change is to move away from direct assessments to civil citations for violations. Until 2025, Hamilton County courts were not equipped to accept civil citations.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 6:00 p.m., on the 10th day of March, 2026 at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Ms. Cathy Ulrich, Mr. Dan Unger, Mr. Matt Wahlert

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

RESOLUTION NO. ____ - 26

RESOLUTION REPEALING AND REPLACING RESOLUTION NO. 117-21, AND SETTING FORTH PROCEDURES AND REQUIREMENTS FOR THE REGISTRATION AND MAINTENANCE OF FORECLOSING MORTGAGED PROPERTIES AND VACANT PROPERTIES IN COLERAIN TOWNSHIP, HAMILTON COUNTY, OHIO

WHEREAS, Colerain Township has adopted a limited home rule form of government under the Ohio Revised Code, and is empowered to enact and enforce within the Township's unincorporated territory such police, sanitary, and similar regulations as the Township deems to be in the interest of the public health, safety, and general welfare; and

WHEREAS, pursuant to the Township's lawful powers and authority, the Colerain Township Board of Trustees adopted Resolution No. 117-21 on December 14, 2021, which set forth procedures and requirements for the registration and maintenance of foreclosing mortgaged property and vacant property in the Township (the "Requirements"); and

WHEREAS, real property subject to foreclosure action, or otherwise containing vacant buildings and structures, tends to become neglected, dilapidated, and a public nuisance; has a detrimental impact on economic development in the Township; lowers real estate values in the immediate area of the property; creates conditions that invite criminal activity; and may otherwise become a danger to the public health, safety, morals, and welfare by fostering an unsafe and unhealthy environment generally; and

WHEREAS, the Requirements are designed to protect the public health, safety, and welfare of the citizens of Colerain Township, and otherwise maintain a high quality of in the community, by maintaining foreclosing mortgaged and vacant real property in compliance with applicable health and safety; ensuring the Township is aware of all unoccupied structures, and structures at immediate risk of becoming unoccupied, in the community and has accurate contact information for the owners or others in control of such structures; discouraging property owners and/or mortgagees of foreclosing property from leaving such property abandoned, neglected, or unsupervised; and incentivizing owners of vacant property and/or mortgagee's of foreclosing property to return such property to occupied, productive use in a timely fashion; and

WHEREAS, the Board of Trustees desires to modify the Requirements as set forth in this Resolution.

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

SECTION 1: Resolution No. 117-21 is hereby repealed and replaced in its entirety with this Resolution.

SECTION 2: The Board, by majority vote, hereby dispenses with the requirement that this Resolution be read on two separate days, and authorizes the adoption of this Resolution upon its first reading.

SECTION 3: 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 in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

SECTION 4: The Board of Trustees finds and determines that the Requirements, as modified by this Resolution, are in the best interests of the public health, safety, and general welfare in Colerain Township. Upon the effective date of this Resolution, the procedures, requirements, terms, and conditions set forth in Exhibit A, attached hereto and incorporated herein by reference, shall constitute the Requirements applicable to all foreclosing mortgaged property and vacant property located in Colerain Township's unincorporated territory.

SECTION 5: Should a court of competent jurisdiction subsequently declare any provision of the Requirements to be unenforceable for any reason, such provision shall be deemed severed from the Requirements and void, and all remaining provisions of the Requirements shall continue in full force and effect.

Mr./Ms. _____ 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_____, Mr. Wahlert_____

ADOPTED this ____ day of _____, 2026.

BOARD OF TRUSTEES:

_____
Cathy Ulrich, Trustee

_____
Dan Unger, Trustee

_____
Matt 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 _____, 2026.

_____
Jeff Baker
Colerain Township Fiscal Officer

FORECLOSING MORTGAGED PROPERTY AND VACANT PROPERTY REGISTRATION AND MAINTENANCE REQUIREMENTS

SECTION 1. PURPOSE AND INTENT.

It is the purpose and intent of the Board of Trustees to establish a process to address the deterioration, crime, and decline in value of Township neighborhoods caused by vacant real property, and property with foreclosing or foreclosed mortgages, located within the Township, and to identify, regulate, limit and reduce the number of these properties in the Township. It has been determined that Owner-occupied structures are generally better maintained when compared to vacant structures, even with a diligent off-site property Owner. Vacant structures are often not properly or diligently maintained, which contributes to blight in areas where they are located. It is the Board of Trustees' further intent to establish a registration program as a mechanism to help protect neighborhoods from becoming blighted through the lack of adequate maintenance of properties that are in foreclosure or foreclosed, and to provide a mechanism to avert foreclosure actions through timely intervention, education, or counseling of property owners.

SECTION 2. DEFINITIONS

The following words, terms, and phrases, when used in this Resolution, shall have the meanings ascribed to them in this section:

Applicable Law shall mean all federal, Ohio, and local laws, regulations, and rules applicable to Real Property within the unincorporated territory of Colerain Township (including, but not limited to, the Colerain Township Zoning Resolution, Property Maintenance Code, and Nuisance Property Resolution).

Administrator shall mean the Colerain Township Administrator or his/her designee(s).

Default shall mean that the mortgagor has not complied with the terms of the mortgage on the property, or the promissory note, or other evidence of the debt, referred to in the mortgage.

Evidence of Vacancy shall mean any condition that on its own, or combined with other conditions present, would lead a reasonable person to believe that the property is vacant. Such conditions may include, but are not limited to: overgrown and/or dead vegetation; past due utility notices and/or disconnected utilities; accumulation of trash junk or debris; abandoned vehicles, auto parts and/or materials; the absence of furnishings and/or personal items consistent with habitation or occupancy; the presence of an unsanitary, stagnant swimming pool; the accumulation of newspapers, circulars, flyers and/or mail; statements by neighbors, passers-by, delivery agents or government agents; and/or the presence of boards over doors, windows or other openings.

Foreclosure or Foreclosure Action shall mean the legal process by which a Mortgagee, or other lien holder, terminates or attempts to terminate a property Owner's equitable right of redemption to obtain legal and equitable title to the Real Property pledged as security for a debt or the Real Property subject to the lien. The legal process is not concluded until the property obtained by the

Mortgagee, lien holder, or their designee, by certificate of title, or any other means, is sold to a non-related bona fide purchaser in an arm's length transaction to satisfy the debt or lien.

Mortgagee shall mean the creditor, including but not limited to, trustees; mortgage servicing companies; lenders in a mortgage agreement; any agent, servant, or employee of the creditor; any successor in interest; or any assignee of the creditor's rights, interests or obligations under the mortgage agreement; or any other person or entity with the legal right to foreclose on the Real Property, excluding governmental entities as the assignee or owner.

Owner shall mean: (i) the fee-simple owner holding legal title to Real Property; (ii) a Mortgagee with legal care, charge, or control of Real Property (alone or severally with others); and/or (iii) a Receiver with legal care, charge, or control of Real Property (alone or severally with others). The Property Manager shall not be considered the Owner.

Property Manager shall mean any party designated by the Owner as responsible for inspecting, maintaining and securing the property as required in this Resolution. The Property Manager shall be a resident of Colerain Township or an adjacent political subdivision who shall be available to respond to Township calls at reasonable hours, address emergency circumstances related to the property, and perform all Property Manager responsibilities under this Resolution. The Owner may serve as the Property Manager if the Owner meets each of the aforementioned requirements.

Receiver shall mean a court-appointed officer with legal care, charge, and control of Real Property for the purpose of protecting the Real Property from waste or devaluation.

Real Property shall mean any residential or commercial land and/or buildings, leasehold improvements and anything affixed to the land, or portion thereof identified by a property parcel identification number, located in the Township limits.

Registrable Property shall mean:

(a) Any Real Property located in the Township, whether Vacant or occupied, that is encumbered by a mortgage subject to an ongoing Foreclosure Action by the Mortgagee or Trustee, has been the subject of a Foreclosure Action by a Mortgagee or Trustee and a Judgment has been entered, or has been the subject of a Foreclosure sale where the title was transferred to the beneficiary of a mortgage involved in the Foreclosure and any properties transferred under a deed in lieu of foreclosure/sale. The designation of a "foreclosure" property as "registrable" shall remain in place until such time as the property is either: (i) sold to a non-related bona fide purchaser in an arm's length transaction; or the Foreclosure Action has been dismissed and the original mortgagor-Owner retains fee-simple title to the property; and/or

(b) Any property that is Vacant for more than thirty (30) days or any cancellation of Utility or Service, whichever occurs first.

Registry shall mean a web-based electronic database of searchable Real Property records, used by the Township to allow Mortgagees and Owners the opportunity to register properties and pay applicable fees as required in this Resolution.

Semi-Annual Registration shall mean six (6) months from the date of the first action that requires registration, as determined by the Administrator, and the date falling every subsequent six (6) months thereafter.

Utilities and Services shall mean any utility or service that is essential for a building to be habitable, or any utility that must be maintained or service that must be performed to comply with any Applicable Law. Such utilities and services may include, but are not limited to, electric, gas, water, and/or sewer.

Vacant shall mean any parcel of land in the Township that contains any building or structure that is not lawfully occupied for its intended purpose, excepting any Real Property that qualifies for exemption from this Resolution under Section 12 herein. For multi-tenant commercial properties, in which one building is occupied by more than one tenant, the building shall be considered vacant if less than Fifty One Percent (51%) of the building's total square footage is lawfully occupied for its intended purpose.

SECTION 3. APPLICABILITY AND JURISDICTION

This Resolution applies to Foreclosing, Foreclosed, and Vacant property within the Township.

SECTION 4. ESTABLISHMENT OF A REGISTRY

Pursuant to the provisions of this Resolution, the Administrator shall establish a Registry cataloging each Registrable Property within the Township and containing the information required by this Resolution.

SECTION 5. INSPECTION AND REGISTRATION OF REAL PROPERTY SUBJECT TO FORECLOSURE

(a) Any Mortgagee who holds a mortgage on Real Property located within the Township shall perform an inspection of the property upon default by the mortgagor as evidenced by the filing of a Foreclosure Action.

(b) Within ten (10) days of the date any Mortgagee files a Foreclosure Action, the Mortgagee shall register the Real Property with the Township Registry and, at the time of registration, indicate whether the property is Vacant. If the property is Vacant, the Mortgagee shall designate a Property Manager A separate registration is required for each property under a Foreclosure Action, regardless of whether it is occupied or Vacant.

For any property which is already registered with the Township as a Vacant property at the time the Foreclosure Action is filed, such property shall be re-registered by the Mortgagee as a result of the Foreclosure. The property's new Semi-Annual Registration date shall thereafter relate back to the Foreclosure registration date, and the original Vacant property registration

need not be renewed while the Foreclosure is ongoing. Each Semi-Annual Registration while the property is in Foreclosure shall indicate the occupancy status of the property.

(c) At the time of initial registration, the Mortgagee shall pay a non-refundable Semi-Annual Registration fee of five hundred dollars ($500.00) for each property subject to Foreclosure. Every subsequent six (6) months thereafter, the Mortgagee shall renew the registration and pay the non-refundable five hundred dollar ($500.00) Semi-Annual Registration fee (until the property is no longer subject to the Foreclosure Action upon sale to a bona fide purchaser pursuant to subsection (k) below).

(d) Property inspected pursuant to subsection (a) above that remains in Foreclosure shall be inspected by the Mortgagee or Mortgagee's designee every thirty (30) days following the initial Foreclosure filing date, to ensure the Real Property is properly secured and maintained in accordance with all Applicable Law. If an inspection shows a change in the property's occupancy status while the Foreclosure Action is pending, the Mortgagee shall, within ten (10) days of that inspection, update the occupancy status of the property registration.

(e) If the Real Property subject to Foreclosure is Vacant, all requirements set forth in this Resolution for Vacant properties shall also apply.

(f) Initial registration pursuant to this section shall contain at a minimum the name of the Mortgagee; the mailing address, e-mail address, and telephone number of the Mortgagee; and the e-mail address, telephone number and name of the Property Manager.

(g) Registration fees required by this section shall be used to offset the costs of: (1) registration and registration enforcement, (2) code enforcement and mitigation related to Defaulted properties, (3) post-closing counseling Foreclosure intervention limited to Owner-occupied persons in Default, which may not include cash and mortgage modification assistance, and (4) for any related purposes as may be adopted in the policy set forth in this Resolution. Said fees shall be deposited into a special account in the Township's Department dedicated to the cost of implementation and enforcement of this Resolution, and fulfilling the purpose and intent of this Resolution. None of the funds provided for in this section shall be utilized for the legal defense of Foreclosure Actions.

(h) If the mortgage and/or servicing on a Registrable Property is sold or transferred, the new Mortgagee is subject to all the terms of this Resolution. Within ten (10) days of the transfer, the new Mortgagee shall register the property or update the existing registration. The previous Mortgagee(s) will not be released from the responsibility of paying all previous unpaid fees, fines, and penalties accrued during that Mortgagee's involvement with the Registrable Property.

(i) If the Mortgagee sells or transfers the Registrable Property in a non-arm's length transaction to a related entity or person, the transferee is subject to all the terms of this Resolution. Within ten (10) days of the transfer, the transferee shall register the property or update the existing registration. Any and all previous unpaid fees, fines, and penalties (regardless of

who the Mortgagee was at the time registration was required), including but not limited to unregistered periods during the Foreclosure process, are the responsibility of the transferee and are due and payable with the updated registration. The previous Mortgagee will not be released from the responsibility of paying all previous unpaid fees, fines, and penalties accrued during that Mortgagee's involvement with the Foreclosure property.

(j) If Real Property subject to a Foreclosure Action is not registered, or the registration fee is not paid within thirty (30) days of when the registration or renewal is required pursuant to this section, a late fee equivalent to ten percent (10%) of the Semi-Annual Registration fee shall be charged for every thirty-day period (30), or portion thereof, during which the property is not registered. The late fee shall be due and payable along with the Semi-Annual Registration fee.

(k) This section shall also apply to properties that have been the subject of a Foreclosure sale where title is transferred to the Mortgagee under a deed in lieu of foreclosure or by any other legal means. Such property shall continue to be Registrable Property unless and until it is sold to a bona fide purchaser (unrelated to the Mortgagee) in an arm's length transaction.

(l) Properties subject to this section shall remain subject to the Semi-Annual Registration requirement, and the inspection, security, and maintenance standards of this Resolution, as long as the property remains Registrable Property.

(l) Failure of the Mortgagee and/or Owner to properly register Registrable Property, or to modify an existing registration to reflect a change of circumstances, as required by this Resolution is a violation of this Resolution and shall be subject to enforcement by any of the enforcement means available to the Township including, but not limited to, civil action.

(m) If any property is in violation of this Resolution the Township may take the necessary action to ensure compliance herewith, and/or place a lien on the property for the cost of the outstanding fees hereunder and any additional cost incurred to bring the property into compliance.

(n) Registration of Foreclosure property with the Township Registry does not relieve the Mortgagee and/or Owner from obtaining any and all licenses, permits and inspections related to Registrable Property which may required by Applicable Law. Acquisition of required licenses, permits and inspections or registration of rental property does not alleviate the requirement for the property to be registered under this section.

SECTION 6. INSPECTION AND REGISTRATION OF REAL PROPERTY THAT IS NOT SUBJECT TO A MORTGAGE IN FORECLOSURE

(a) Any Owner of Vacant property located within the Township shall, within ten (10) days after the property becomes Vacant, register the Real Property with the Township Registry. The Owner shall designate a Property Manager for the property at the time of registration. Every subsequent six (6) months thereafter, the Owner shall renew the registration and pay the non-

refundable five hundred dollars ($500.00) Semi-Annual Registration fee (until the property is reoccupied and, therefore, no longer Vacant).

(b) Initial registration pursuant to this section shall contain, at a minimum, the Owner's name, mailing address, e-mail address, and telephone number; and the name, mailing address, e-mail address, and telephone number of the Property Manager.

(c) At the time of initial registration, the Owner shall pay a non-refundable Semi-Annual Registration fee of five hundred dollars ($500.00) for each Vacant property. The Owner must thereafter file Semi-Annual renewal registrations for such properties (accompanied by nonrefundable fees in the amount of five hundred dollars ($500.00) per property) within ten (10) days of the expiration of the previous registration.

(d) Registration fees required by this section shall be used to offset the costs of: (1) registration and registration enforcement, (2) code enforcement and mitigation related to Vacant properties, and (3) for any related purposes as may be adopted in the policy set forth in this Resolution. Said fees shall be deposited into a special account in the Township's Department dedicated to the cost of implementation and enforcement of this Resolution, and fulfilling the purpose and intent of this Resolution.

(e) If the property is sold or transferred, the new Owner is subject to all the terms of this Resolution. Within ten (10) days of the transfer, the new Owner shall register the Vacant property. The previous Owner(s) will not be released from the responsibility of paying all previous unpaid fees, fines, and penalties accrued during that Owner's involvement with the Vacant property.

(f) If the Vacant property is not registered, or either the registration fee or the Semi-Annual Registration fee is not paid within thirty (30) days of when the registration or Semi-Annual Registration is required pursuant to this section, a late fee equivalent to ten percent (10%) of the Semi-Annual Registration fee shall be charged for every thirty (30) day period, or portion thereof, during which the property is not registered. The late fee shall be due and payable with the Semi-Annual Registration fee. This section shall apply to the initial registration and registrations required by subsequent Owners of the Vacant property.

(g) Properties subject to this section shall remain subject to the Semi-Annual Registration requirement, and the inspection, security, and maintenance standards of this Resolution, as long as the property is Vacant.

(h) Failure of the Owner to properly register Registrable Property, or to modify an existing registration to reflect a change of circumstances, as required by this Resolution is a violation of this Resolution and shall be subject to enforcement by any of the enforcement means available to the Township including, but not limited to, civil action.

(i) If any property is in violation of this Resolution the Township may take the necessary action to ensure compliance with and place a lien on the property for the cost of the

outstanding obligation and any additional cost incurred to bring the property into compliance.

SECTION 7. MAINTENANCE REQUIREMENTS

(a) Each and every Owner of Registrable Property shall be jointly and severally responsible for maintaining such property in compliance with all requirements and standards set forth in this Resolution. An Owner may designate its maintenance responsibilities to a Property Manager, but the Owner will nonetheless remain responsible for ensuring Registrable Property is properly maintained in accordance with this Resolution.

(b) Properties subject to this Resolution shall be kept free of weeds; overgrown brush; dead vegetation; trash; junk; debris; building materials; any accumulation of newspaper circulars, flyers, and notices (except those required by Applicable Law); discarded personal items, including, but not limited to, furniture, clothing, large and small appliances, printed material; and/or any other items that give the appearance that the property is abandoned.

(c) Registrable Property shall be maintained free of graffiti or similar markings by removal or painting over with an exterior grade paint that matches the color of the exterior structure.

(d) Front, side, and rear yards, including landscaping, of Registrable Property shall be maintained in accordance with Applicable Law. Maintenance shall include, but not be limited to, watering, irrigation, cutting and mowing of required ground cover or landscape and removal of all trimmings.

(e) Pools and spas shall be maintained so the water remains free and clear of pollutants and debris, and shall comply with all regulations set forth in Applicable Law.

SECTION 8. SECURITY REQUIREMENTS

(a) Registrable Property shall be maintained in a secure manner so as not to be accessible to unauthorized persons, and to be compliant with Applicable Law and any order or directive of any governmental agency with authority over the property (including, but not limited to, the Township).

(b) A "secure manner" shall include, but not be limited to, the closure and locking of windows, doors, gates and other openings of such size that may allow a child to access the interior of the property or structure. Broken windows, doors, gates, and other openings of such size that may allow a child to access the interior of the property or structure must be repaired. Broken windows shall be secured by re-glazing of the window.

(c) If Registrable Property has become vacant or blighted (as determined by the Administrator in his reasonable discretion), the Owner(s) must promptly perform all work necessary to bring the property into compliance with Applicable Law. The Property Manager must thereafter perform regular inspections of the property to verify its compliance with the requirements of this Resolution, and any other Applicable Laws.

(d) When a property subject to this Resolution becomes Vacant, it shall be posted with the name and twenty-four (24) hour contact telephone number of the Property Manager. The Property Manager shall be available to be contacted by the Township Monday through Friday between 9:00 a.m. and 5:00 p.m., legal holidays excepted. The sign shall be placed in a window facing the street and shall be visible from the street. The posting shall be no less than eighteen (18) inches by twenty-four (24) inches and shall be of a font that is legible from a distance of forty-five (45) feet. The posting shall contain the following language with supporting information:

THIS PROPERTY IS MANAGED BY _____
AND IS INSPECTED ON A REGULAR BASIS. _____
THE PROPERTY MANAGER CAN BE CONTACTED _____
BY TELEPHONE AT _____
OR BY EMAIL AT _____

(e) The posting required in subsection (d) above shall be placed on the interior of a window facing the street to the front of the property so that it is visible from the street, or secured to the exterior of the building/structure facing the street to the front of the property so that it is visible from the street or if no such area exists, on a stake of sufficient size to support the posting in a location that is at all times visible from the street to the front of the property but not readily accessible to vandals. Exterior posting shall be constructed of and printed with weather-resistant materials.

SECTION 9. PROVISIONS SUPPLEMENTAL

The provisions of this Resolution are cumulative with and in addition to other rights and remedies available to the Township in law or in equity to address unlawful conditions and issues on and related to any Real Property in the Township's unincorporated territory. Nothing contained in this Resolution shall prohibit the Township from collecting on fees, fines, and penalties in any lawful manner; or remedying unlawful conditions and issues on Real Property through any means under Applicable Law other than, or in addition to, this Resolution.

SECTION 10. PUBLIC NUISANCE

All Registrable Property is at risk of becoming blighted, contributing to blight in the community, or otherwise becoming a public nuisance. Abatement of any aforementioned condition is within the Township's lawful police power, and is hereby declared to be necessary for the health, welfare, and safety of the residents of the Township.

SECTION 11. ENFORCEMENT AND PENALTIES

(a) The Administrator is charged with the administration and enforcement of this Resolution; including but not limited to conducting inspections to ensure compliance with the Resolution, and issuing certificates, notices, orders and penalties in accordance with the Resolution.

(b) If the Administrator has reason to believe that a Registrable Property poses a serious threat to the public health, safety, and welfare, the Administrator may temporarily secure the property at the expense of the Owner, and may bring the violations before the Code Enforcement Review Board, the Board of Township Trustees, or a court of competent jurisdiction as soon as possible to address the conditions of the property. Nothing herein shall limit the Township from abating any nuisance or unsafe condition by any legal means available to it under this Resolution or any other Applicable Law.

(c) The Administrator, in his/her reasonable discretion, shall have the authority to require an Owner to implement maintenance and/or security measures in addition to those requirements expressly set forth in this Resolution; including, but not limited to, securing any and all doors, windows or other openings, employment of an on-site security guard, and other measures as may be reasonably required to help prevent further decline of the property.

(d) Upon presentation of proper credentials, the Administrator may inspect Registrable Property with the permission of the Owner or Property Manager, or based on probable cause to believe the property fails to comply with any provision of this Resolution. If the Owner and Property Manager of the subject property refuse the Administrator permission to inspect the premises, the Administrator may seek a search warrant from a court of competent jurisdiction authorizing the inspection.

(e) If the Administrator determines any Real Property fails to comply with any provision of this Resolution, such violation may result in the assessment of the following civil fines (in addition to any other late fees, or other penalties or assessments, that may apply to the violation):

a. First offense: $500
b. Second offense: $750
c. Third and subsequent offenses: $1,000

SECTION 12. EXEMPTIONS

(a) An Owner of Real Property which is considered Vacant under this Resolution may apply to the Administrator for temporary exemption from the requirements of this Resolution (including, but not limited to, the requirement to register the Vacant property on the Township Registry).

(b) The Administrator may approve an application for temporary exemption from the requirements of this Resolution if the exemption is sought because the property in question is Vacant for one or more of the following reasons:

a. The property has suffered severe fire or storm damage;

b. The property is listed for lease or sale by a licensed realtor;

c. The fee-simple owner of the property is deceased and the property is currently involved in active probate or other asset distribution proceedings;

d. The property is actively undergoing major construction or renovations (which construction and renovations shall be continuously underway and moving forward for the entirety of the exemption period); and/or

e. The property is slated for demolition (evidenced by an active demolition permit).

(c) The Administrator may approve an exemption for any of the reasons set forth in subsection (b) above, and for a length of time deemed reasonable by the Administrator based on the circumstances (not to exceed 180 days).

(d) An Owner whose exemption application has been granted pursuant to this section may seek up to one (1) extension of the exemption. Application for the extension must be made to the Administrator prior to expiration of the original exemption.

(e) The Administrator shall have discretion to transfer any exemption request pursuant to this section to the Code Enforcement Review Board for review and decision.

SECTION 13. APPEALS

Any party aggrieved by a determination of the Administrator pursuant to this Resolution shall be entitled to appeal such determination to the Colerain Code Enforcement Review Board within fourteen (14) days of the date of the determination. The issuance of a civil citation related to a violation of this Resolution shall not be considered an Administrator's determination subject to appeal pursuant to this section (and shall be handled in accordance with the civil citation procedures set forth in Chapter 504 of the Ohio Revised Code).

DEVELOPMENT

Department:	Development
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

Resolution Adopting Colerain Township Housing Policy

Recommend ADOPTION of the Resolution.

Rationale:

Several grants issued by the State of Ohio Department of Development require that the Trustees adopt a formal housing policy to outline the goals and strategies used by the Township related to new housing in the community. This resolution has been drafted to mirror the housing strategies outlined in the Colerain Township Comprehensive Plan, found here: https://www.colerain.org/DocumentCenter/View/3621/Current-Comprehensive-Plan-Imagine-Colerain?bidId=

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 _____, 2026, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Cathy Ulrich, Dan Unger, Matthew Wahlert

Trustee _____ introduced the following Motion and moved its adoption:

RESOLUTION NO. _____ -26

RESOLUTION APPROVING HOUSING POLICY TO IDENTIFY AND REMOVE BARRIERS TO NEW CONSTRUCTION AND ACCELERATE HOUSING PRODUCTION

WHEREAS, public policies passed by the Board of Trustees can serve to create clear and predictable conditions for businesses and residents to thrive in our community; and

WHEREAS, the Board of Trustees seeks to foster an economic environment in Colerain Township that is supportive of new and existing businesses and residents; and

WHEREAS, the Imagine Colerain Comprehensive Plan has prioritized the following goals:

1. Develop plans and policies to meet identified or projected deficits in Colerain Township's supply of housing
2. Encourage the development of quality housing as a continuum to attract, retain, and serve residents across a range of incomes, ages, and needs.
3. Encourage the development of a variety of housing styles and densities, where appropriate, to fill housing gaps and ensure all residents have access to housing.
4. Improve the quality of Colerain Township's existing housing stock via targeted investment strategies and blight reduction.
5. Create new opportunities for current and future homeowners within the Township; and

WHEREAS, the Ohio General Assembly has signaled the need to construct more housing across the state, with a focus near major economic development projects, and is supporting local governments to those ends through residential economic development grants; and

WHEREAS, Colerain Township is near a major economic development project that requires a sufficient supply of housing for its employees and the Board of Trustees desires to provide such; and

WHEREAS, the Board of Trustees hereby adopts a Housing Policy directing the Township Administrator and Development Department to identify and remove, to the extent permitted by law, any applicable potential barriers to new construction, with the goal of accelerating housing production in Colerain Township that is consistent with the goals outlined in the Imagine Colerain Comprehensive Plan. The policy review and proposals should include any or all the following:

1. Increase the rate at which permits for housing are reviewed, including having a pre-approval process in place for an expedited review of permits for a diverse range of housing developers.

2. Acquire, assemble, and prepare sites suitable for residential development.

3. Reduce or eliminate impact, inspections, and plan review fees for housing developers.

4. Review the recently adopted zoning plan to consider how it affects density, lot sizes, and minimum setback requirements, where appropriate.

5. Minimize parking requirements for developments that include residential units.

6. Develop partnerships to expand the provision of sewer and water services to new areas.

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

1. That the Board of Trustees hereby formally adopts a Housing Policy and directs the Township Administrator and Development Department to present to the Board of Trustees in a future meeting any proposals for changes to the Zoning Resolution and Policy Manual; and

2. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Motion 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 Section 121.22 of the Ohio Revised Code; and

3. That the Board by a majority vote hereby dispenses with the requirement that this Motion be read on two separate days, pursuant to Section 504.10 of the Ohio Revised Code, and hereby authorizes the adoption of the Motion upon its first reading; and

4. That this Motion shall take effect on the earliest date permitted by law.

Trustee _____ seconded the Motion, 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 _____, 2026.

BOARD OF TRUSTEES:

_____
Cathy Ulrich, Trustee

_____
Dan Unger, Trustee

_____
Matthew Wahlert, Trustee

ATTEST:

_____
Jeff Baker

Colerain Township Fiscal Officer

Motion prepared by and approved as to form:

_____
Brodi Conover
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Motion was duly passed and filed with the Colerain Township Fiscal Officer this _____day of _____, 2026.

_____
Jeff Baker
Colerain Township Fiscal Officer

PUBLIC SERVICES

Department: Public Services

Department Director: Tiphanie Mays, Assistant Administrator

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

Motion Authorizing the Township Administrator to execute a contract with Barrett Paving Materials, Inc. for the 2026 Road Program in the amount of $1,943,989.02.

Recommend ADOPTION of the Motion.

Rationale:

The project was prepared for formal competitive bidding on Bid Express from February 18, 2026 through March 4, 2026, with a total of seven (7) bids received. Staff recommends that the contract be awarded to Barrett Paving Materials, Inc. which was the lowest bidder in the amount of $1,943,989.02 with a bid alternate in the amount of $179,160 (also the lowest). Bid tabulations are summarized on the attached sheet.

This project has been identified in the 2026 Capital Schedule.

All Bids

Business	Opened at	Status	Bid Total	Road Bid	Station 25	Grosebeck Park
Adleta Construction	2026-03-05 15:00:34 UTC	Responsive	$2,346,755.87	1,988,950.31	[redacted]	$220,738.00
Rack and Ballauer Excavating Co Inc	2026-03-05 15:00:36 UTC	Responsive	$2,857,491.27	2,425,916.52	$176,814.75	$254,760.00
Fillmore Construction	2026-03-05 15:00:37 UTC	Responsive	$2,879,398.52	2,430,964.52	$191,874.00	$256,560.00
R.A. Miller Construction Co.	2026-03-05 15:00:38 UTC	Responsive	$2,428,325.17	2,051,221.27	$155,780.90	$221,323.00
Prus Construction Co.	2026-03-05 15:00:39 UTC	Responsive	$2,971,065.53	2,546,769.73	$193,494.80	$230,801.00
Barrett Paving Materials, Inc	2026-03-05 15:00:40 UTC	Responsive	$2,280,100.02	[redacted]	$156,951.00	[redacted]
John R. Jurgensen Co.	2026-03-05 15:00:41 UTC	Responsive	$2,374,961.06	2,007,588.06	$156,113.00	$211,260.00

ADMINISTRATION

Department: Administration

Department Director: Tiphanie Mays, Assistant Administrator

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

Motion to Authorize the Township Administrator to Execute Master Services Agreements with several firms for the Provision of Professional Services related to Architecture, Engineering, Surveying, Planning, Landscape Architecture, Urban Design and Related Services

Recommend ADOPTION of the Motion.

Rationale:

On February 10, 2026, the Board of Trustees unanimously adopted a motion to release a Request for Qualifications for Engineering Services. The Township received 11 responses and staff determined that all responsive firms were qualified. Master Services Agreements will be presented to the following firms:

- American Structurepoint, Inc.
- Choice One Engineering
- Bayer Becker
- Brandstetter Carol, Inc.
- Verdantas
- Woolpert, Inc.
- GES-CESCO
- Kleingers
- KZF
- RE Warner
- Kimley-Horn

With the execution of Master Services Agreements (MSAs) the Township will have these additional firms to choose from for Engineering, Planning, Architecture, Landscape Architecture, Criterion Architecture, Urban Design, Grant Writing, Surveying and other Engineering Services related work for a total of 22 firms that are pre-qualified. When the Township desires to use such services to complete a project, they will select one of the qualified firms with whom we have an MSA and develop a Service Order which details the project and the tasks needed to be accomplished by the firm. The Service Order will be approved by the Board of Trustees and the work can begin.

Pre-Qualified Engineering and Design Firms

Engineering, Planning, Architecture, Landscape Architecture, Criterion Architecture, Urban Design, Grant Writing, Surveying and other Engineering Services related work

Company	MSA Contract Date
Brandstetter Carol, Inc.	2020
Richland Engineering LTD	2020
KZF Design	2020
Abercrombie & Assoc	2020
MSP Design	2020
The Kleingers Group	2020
MKSK	2020
Integrated Engineering	2020
IBI Group	2020
Emersion	2020
Carpenter Marty Transportation	2020
Wallace Pancher	2021
Geotechnology	2022
CivicPlus	2022
Abercrombie & Associates, Inc.	2024
American Structurepoint, Inc.	2024
Arcadis	2024
Choice One Engineering	2024
Kimley-Horn	2024
R. E. Warner	2024
TEC Engineering, Inc.	2024
Geotechnology, LLC (DBA UES)	2024
Woolpert, Inc.	2024
Choice One Engineering	2026
American Structurepoint, Inc.	2026
Bayer Becker	2026
Brandstetter Carol, Inc.	2026
Woolpert, Inc.	2026
Verdantas	2026
Kimley-Horn	2026
R. E. Warner	2026
KZF Design	2026
The Kleingers Group	2026
GES-CESO	2026

ADMINISTRATION

Department: Administration

Department Director: Tiphanie Mays, Assistant Administrator

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

Motion to Authorize Township Administrator to Execute an Energy Aggregation Contract with Energy Alliance to broker energy rates for the Township's energy aggregation program.
Recommend ADOPTION of the Motion.

Rationale:
In 2005, voters approved a ballot initiative authorizing the Township to automatically enroll residents in an energy aggregation program, with the option to opt out. Colerain Township currently maintains active natural gas and electric aggregation programs to help secure competitive energy rates for residents.

At the February 10, 2026 Board of Trustees meeting, the Trustees directed staff to initiate a Request for Qualifications (RFQ) to benchmark energy broker services. The RFQ was posted from February 11-27, 2026, in which the Township received three responses and their fees per aggregation plan:

- SOPEC
- Energy Alliance
- Aspen Energy

After thorough review of each response, which can be found in the attachment, Energy Alliance is the recommended broker for these services.

Firm	Cover Letter	Firm Information	Qualifications	In-House Services	Experience w/Colerain	Representative Experience	Key Staff Resumes	Conflicts of Interest	Legal Disclosure	Standard Billing Rates		Availability	Sample Contract	Non-Collusion Affidavit
										Electric	Gas			
Aspen Energy	YES	YES	50 Govt programs	YES	None	2017	YES	NONE	NONE	$0.0004	$0.0050	YES	YES	YES
Energy Alliances	YES	YES	55 Govt programs	YES	YES	2005	YES	NONE	NONE	$0.0006	$0.0080	YES	YES	YES
SOPEC*	YES	YES	51 Govt programs	YES	None	2014	YES	NONE	NONE	$0.0020	$0.0100	YES	YES	YES

*SOPEC is a regional council of governments under Chapter 167 of the ORC. Is also AEP's exclusive selected governmental electric aggregator in Ohio.

SOPEC's Response to Request for Qualifications for Energy Aggregation Broker Services for Colerain Township

Proposals Due: February 27, 2026

Sustainable Ohio Public Energy Council (SOPEC) Dayton Office:
31 S. Main St., Ste 385
Dayton, OH 45402

SOPEC
Sustainable Ohio Public Energy Council

COLERAIN
TOWNSHIP ~ OHIO

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I. Cover Letter

February 27, 2026

Thank you for this opportunity to submit our response to the Request for Qualifications (RFQ) for Energy Aggregation Brokerage Services for Colerain Township. The response outlines information about our organization, team, programs, and the deliverables you could expect to receive from the SOPEC team.

Sustainable Ohio Public Energy Council ("SOPEC") is a regional council of governments, founded in 2014, that provides public energy services to member communities and political subdivisions statewide through offices in Athens, Cleveland, Dayton, and Upper Arlington, Ohio. SOPEC is governed by the members it serves, and continues to focus on all things energy and sustainability. SOPEC now has over 50 members, including Athens, Cleveland, Dayton, Gahanna, Huber Heights, Oxford, Upper Arlington, Dayton Metro Library, Five Rivers MetroParks, and MetroParks of Butler County. At present, the combined population of SOPEC member communities would make it the 2nd largest city in Ohio. SOPEC's projected 2026 electricity load for its electric aggregation programs is over 1.2 TWh (1,200,000,000 kWh).

The mission of SOPEC is to provide simple, valuable, and reliable public energy programs that help our communities and political subdivisions achieve their local energy goals. SOPEC provides shared administrative, financial, technical, grant support, advocacy, and legal services required for high-value public energy programs and projects that support sustainable communities. Our primary programs include opt-out governmental electric and natural gas aggregation, public-sector opt-in energy procurement, energy efficiency development through financing programs, and renewable energy development through technical assistance programs.

SOPEC's supplier, AEP Energy, is a certified competitive retail energy supplier headquartered in Columbus, Ohio, and is backed by a more than 100-year history of providing energy solutions, value, and innovation. AEP Energy has been the exclusive electric supplier to SOPEC since 2015. In 2023, SOPEC also became AEP Energy's exclusive selected governmental electric aggregator in Ohio for *new* communities seeking aggregation.

SOPEC provides extensive energy education, outreach, and technical assistance to members, promoting energy efficiency, local renewable energy development, and informed consumer choices. Our team has the prerequisite knowledge, experience, and abilities to perform all of the services you have outlined in the Request for Qualifications (RFQ) for Energy Aggregation Brokerage Services for Colerain Township. Our organization further confirms that we will comply with all of the provisions of this RFQ. Thank you again for this opportunity to submit our proposal. We look forward to discussing our approach and process with you in further detail.

Sincerely,

Luke Sulfridge
Executive Director, SOPEC

II. General Firm Information

Firm Name: Sustainable Ohio Public Energy Council (SOPEC)

SOPEC Office Locations:

Athens, Ohio Office (Headquarters):
Ohio University Innovation Center
340 West State Street, Suite 134 B-C
Athens, OH 45701

Cleveland, Ohio Office:
SPACES | Warehouse District
1468 West 9th Street, Suite 100
Cleveland, OH 44113

Dayton, Ohio Office:
The Arcade Innovation Hub
31 South Main Street, Suite 385
Dayton, OH 45402

Upper Arlington, Ohio Office:
Haven Collective
2025 Riverside Drive, Suite 210
Upper Arlington, OH 43221

Telephone Number: (614) 259-8080

Author of the RFQ Response:
Phil Leppla
Deputy Director & General Counsel
pleppla@sopec-oh.gov
(937) 203-8294

III. Qualifications

SOPEC is a regional council of governments that provides public energy services to member communities and political subdivisions across Ohio. Founded in 2014 by one county, one city, and one village, SOPEC now has over 50 members, including Athens, Blendon Township, Cleveland, Dayton, Gahanna, Huber Heights, Upper Arlington, Dayton Metro Library, Five Rivers MetroParks, and Stark Area Regional Transit Authority. At present, the combined population of SOPEC member communities would make it the 2nd largest city in Ohio.

SOPEC is governed by the members it serves, with a General Assembly and Board of Directors made up of elected officials and representatives from its member communities and political subdivisions. Every member of SOPEC has a seat on SOPEC's General Assembly. SOPEC also has a Board of Directors made up of the five largest communities, five regions of Ohio, and up to five at-large representatives. SOPEC's governing documents include an Agreement Establishing SOPEC and SOPEC's Bylaws.

SOPEC provides shared administrative, financial, technical, grant support, and legal services required for high-value public energy programs and projects that support sustainable communities. SOPEC currently has 19 full-time employees. The detailed qualifications of the relevant SOPEC employees can be found below in **Section VII. Key Staff Resumes**.

The mission of SOPEC is to provide simple, valuable, and reliable public energy programs that help our communities and political subdivisions achieve their local energy goals. The primary programs provided by SOPEC support community and customer choice through opt-out governmental electric and natural gas aggregation, public-sector opt-in energy procurement, energy efficiency development through financing programs, and renewable energy development through technical assistance programs. Ohio aggregation laws allow SOPEC communities to purchase electricity and natural gas as a group and provide public energy services.

As a regional council of governments under Chapter 167 of the Ohio Revised Code, SOPEC is subject to Ohio's Sunshine Laws, public records requests, and audits. Transparency is highly valued by SOPEC and its members.

SOPEC has extensive experience among its staff, counsel, and consulting partners in evaluating retail electricity and natural gas supply products for its opt-out and opt-in customers, including the evaluation of Renewable Energy Certificate (RECs) procurement. Additionally, for supply contract creation and renewals, SOPEC analyzes energy market conditions, advises communities and community stakeholders on when to execute supply contracts, reviews applicable policies, laws, and procedures that affect electricity and natural gas supply, price components of supply products, and rate forecasts.

SOPEC can immediately assist Colerain Township with all necessary legal and technical support. SOPEC brings value to member communities and the energy choice market in Ohio by using electric and natural gas aggregation to secure competitive supply prices that allow the organization to create supplemental services and impactful utility programming, leveraging state, federal, and private capital.

SOPEC & AEP Energy Partnership: SOPEC and AEP Energy have a Government Aggregation Master Retail Electric Supply Agreement and a Government Aggregation Master Retail Natural Gas Supply Agreement. Beginning in January of 2023, SOPEC became AEP Energy's exclusive selected governmental electric aggregator in Ohio for new communities seeking aggregation. AEP Energy has been a strong partner from SOPEC's inception, helping communities pool together the purchasing power for their residents and small businesses, all while providing SOPEC members with 100% renewable energy solutions. The SOPEC and AEP Energy relationship is built around trust and transparency. With over 250 dedicated energy professionals employed by AEP Energy, approximately 50 support SOPEC aggregation programs in some fashion. SOPEC and AEP Energy work very closely together on a daily basis to ensure that we can move as quickly, effectively, and efficiently as possible.

IV. In-house Services

What makes SOPEC different from a typical private broker/consultant is the breadth of services offered to members, bringing immense additional value beyond the aggregation programs to help Colerain Township in pursuing its energy and sustainability goals. The primary programs provided by SOPEC support community and customer choice through opt-out governmental electric and natural gas aggregation, public-sector opt-in energy procurement, energy efficiency development through financing programs, and renewable energy development through technical assistance programs. SOPEC also has an opt-out governmental natural gas aggregation program. SOPEC provides shared administrative, financial, technical, grant support, and legal services required for high-value public energy programs and projects that support sustainable communities.

SOPEC and its supplier, AEP Energy, benefit from innovative and creative thinking that results from the collaboration and diversity of perspectives, education and training, life experiences, and cultural backgrounds. SOPEC's staff works collaboratively internally and externally with the staff of our member communities, as does SOPEC's outside counsel and AEP Energy staff.

SOPEC currently has 19 full-time employees and all team members are involved in various aspects of SOPEC communities' aggregation programs and services and delivery of our mission to provide simple, valuable, and reliable public energy programs that help our communities achieve their local energy and sustainability goals. SOPEC does not have just one employee focused on sustainability, but rather SOPEC's *entire team* views everything through a sustainability lens. It is who we are.

AEP Energy has 250 dedicated energy professionals, with approximately 50 of them supporting SOPEC aggregation programs in some fashion.

SOPEC is a regional council of governments that is certified with the PUCO to provide competitive retail electric Governmental Aggregator services within the State of Ohio. SOPEC's Certificate Number is: 14-826E, with an effective date of August 15, 2024, and expiration date of August 15, 2026. SOPEC is also certified with the PUCO to provide competitive retail electric Power Broker services within the State of Ohio. SOPEC's Certificate Number is: 26-146774E, with an effective date of February 16, 2026 and expiration date of February 16, 2028. SOPEC is also certified with the PUCO to provide competitive retail natural gas Governmental Aggregator services within the State of Ohio. SOPEC's Certificate Number is: 23-117885G, with an effective date of February 5, 2025 and expiration date of February 5, 2027.

AEP Energy is a registered Competitive Retail Electric Supplier with the PUCO, and its Certificate Number is: 10-206E, with an effective date of May 20, 2024, and expiration date of May 20, 2026. AEP Energy is also a registered Competitive Retail Natural Gas Supplier with the PUCO, and its Certificate Number is: 12-254G, with an effective date of June 17, 2024, and expiration date of June 17, 2026.

Thirty-four of the 51 SOPEC members are communities with active electric aggregation programs. As noted above, AEP Energy has been the exclusive electric supplier to SOPEC since 2015. As a result, AEP Energy is the current electric supplier for all 34 of SOPEC's electric aggregation programs. Since 2012, AEP Energy has supplied over 100 electric aggregation programs in Ohio and Illinois, representing over 500,000 residents and small businesses. Besides SOPEC, their largest 100% green electric aggregation program is the City of Columbus, with approximately 200,000 customers.

SOPEC and its supplier, AEP Energy, also have ***never*** terminated, canceled, or suspended an aggregation program prior to completion of engagement or expiration of full term.

SOPEC has been successful in both providing competitive electric aggregation rates compared to the local utility default rate, with its electric aggregation programs saving millions of dollars combined, while also featuring 100% renewable energy. It has been a **win-win** for our member communities. For example:

- **City of Cleveland** - Electric Aggregation Program with SOPEC has resulted in an estimated **$20.7 million** in savings for residents and small businesses compared to The Illuminating Company's (First Energy) standard service offer since August 2023.

- **City of Dayton** - Electric Aggregation Program with SOPEC has resulted in an estimated **$11.3 million** savings for residents and small businesses compared to the AES Ohio standard service offer since June 2022.

- **City of Riverside** - Electric Aggregation Program with SOPEC has resulted in an estimated **$1.9 million** in savings for residents and small businesses compared to the AES Ohio standard service offer since August 2023.

- **City of Upper Arlington** - Electric Aggregation Program with SOPEC has resulted in an estimated **$2.5 million** in savings for residents and small businesses compared to AEP Ohio's standard service offer since January 2024.

Public Education: SOPEC helps its member communities develop materials and information that can be used on their websites and social media platforms, such as creating responses for frequently asked questions and user-friendly program graphics and promotional materials, and also hosts a dedicated webpage for each member aggregation program. SOPEC representatives also attend local events, council/commission meetings, and other gatherings, such as farmers' markets and community events, to provide presentations and explain the aggregation programs. SOPEC offers a wide range of sustainability incentives and educational programs for SOPEC communities and their residents.

In the City of Upper Arlington, SOPEC has hosted multiple public information sessions, online and in-person, in addition to the public hearings required by the PUCO. As another example, in

the City of Gahanna, SOPEC collaborated on the design and content for educational materials for the City's residents and has attended public hearings and the farmers' market. Other recent examples include providing materials and hosting workshops to assist residents in understanding their electricity bills. Providing educational information for the public helps create a smoother process, and SOPEC is happy to do so in coordination with its members.

Jennifer O'Donnell, Regional Director for Southwest Ohio, attends numerous community events in SOPEC's Southwest Ohio region to educate residents on the benefits of the Electric Aggregation Program.

We have also attached sample educational information and flyers that we have provided to our member communities for reference.

Marketing the Program: SOPEC works closely with each of its member communities to promote their aggregation program as that community wishes, with SOPEC providing various options to each community. Program marketing is often accomplished through detailed information provided for the communities' websites, social media, as well as flyers for applicable organizations (such as Chambers of Commerce and Downtown Partnership organizations). SOPEC also creates a dedicated webpage for each of its member community aggregation programs. Example promotional/educational information and flyers are attached. In addition, as a regional council of governments, SOPEC is mindful of our duty to be a responsible steward of public dollars. Our team believes that excessive spending of public funds on sponsorships and traditional marketing is wasteful, and that supporting community-based sustainability projects is the most impactful way to directly benefit our member communities and build trust. SOPEC strives to be a part of the communities it serves and views sustainability broadly. SOPEC is a member of local chambers, Mainstreet programs, and many nonprofits, local and statewide.

Performance Monitoring and Energy Burdens: SOPEC and AEP Energy work together to monitor performance and can work with SOPEC members' administrations to create plans to lower the energy burdens of those residents in need. We believe there are two main ways to attack energy burdens — lower the rate and decrease usage. The Electric Aggregation Program will provide a competitive fixed rate, offer price stability, and budget billing. To decrease usage, SOPEC and its supplier, AEP Energy, can utilize analytics and an in-house data science team to: identify high absolute usage customers (high MWh/year), understand high relative usage (house size/vs. usage), understand infrequent usage (sudden high increase, etc.), map third-party data to identify higher energy burden areas, and map third party data to identify houses/apartments. Utilizing Data Intelligence can be used to map third-party data to identify energy burden areas and behavior on a targeted level.

Community Grants: The SOPEC offering includes an optional community grants program for member communities should they wish to add them into the rate. Recent examples of community grants include: solar for the Athens County EMS station (which is net zero), a sustainability fellowship program and sustainability department budget support for the City of Dayton, funding assistance for an all-electric transit shuttle bus for Athens County, numerous

LED lighting upgrades, public EV charging stations and installation costs (including station installation for Logan Police Department's electric vehicle) and contributions toward a microgrid demonstration on the City of Athens water treatment plant. A portion of community grant funds are allocated for a revolving loan fund for renewable energy projects, such as the Village of Racine fire station solar project referenced above.

SOPEC's Public Pricing Program: SOPEC's Public Pricing Program (P3) provides a competitive, opt-in electric supply rate for public-sector customers, including local governments (cities, villages, counties, townships), political subdivisions of Ohio, non-profit and faith-based organizations, and other public agencies with service located within a SOPEC member community. Public Pricing Program members are also able to take advantage of SOPEC's services including administrative, procurement, advisory, and technical assistance programs that support local energy and sustainability goals.

Grant Support: SOPEC has a formidable grants and development team that has contributed to securing significant funding resources for projects and programs that benefit our members. SOPEC's Director of Grants and Development, Dana Vingris, has been exceptional in her leadership in pursuing grants and other resources that support sustainability and energy goals across our communities and membership. The SOPEC grants team also includes two grants managers and a grants specialist that support all aspects of grant resource development and administrative efforts. This equates to additional support for SOPEC members in pursuing federal, state, and private foundation grant dollars. SOPEC has been awarded or helped to secure over $24 million in successful grants since 2023, and has contributed as an active partner to multiple state and coalition applications that are responsible for hundreds of millions of dollars. Recent examples of grant awards SOPEC has received include:

- September 2023 - SOPEC received a grant ($496,640) from the United States Department of Agriculture Rural Energy for America (REAP) Technical Assistance Grant Program, to manage the REAP LEAP program, providing statewide REAP Grant technical assistance and grant writing services to qualified rural small businesses and agricultural producers in the State of Ohio through March 2026.

- January 2024 - SOPEC's grants team provided back-end application development and submission support for the City of Dayton's Bloomberg Philanthropies Sustainable Cities application. Dayton was one of 25 U.S. cities selected to participate in the Sustainable Cities program by Bloomberg Philanthropies, a three-year initiative designed to dramatically expand efforts and local government capacity to build a low-carbon, resilient, and economically thriving community.

- January 2024 - SOPEC received a grant ($12,545,691) from the United States Department of Transportation Federal Highway Administration Charging and Fueling Infrastructure (CFI) Discretionary Grant Program to fund the Southeast to Southwest Ohio Responsive Interregional Deployment of Electrified Solutions (RIDES) project to construct 53 community-based publicly accessible electric vehicle charging stations that will fill critical

charging infrastructure gaps, improve the connectedness of Southern Ohio communities, support increased electrical vehicle adoption, and offer more diversified travel options for electric vehicles traveling through Ohio.

- March 2024 - SOPEC received a grant ($100,000) from the United States Department of Agriculture (USDA) Rural Development Office of Ohio, Renewable Energy Development Assistance (REDA) grant program to offer free solar assessments and technical assistance for rural small businesses and agricultural producers across Ohio, in addition to urban farms that meet the criteria.

- April 2024 - SOPEC received a grant ($498,684) from the United States Department of Energy State and Community Energy Program Energy Future Grants (EFG) Program, which will support local, state, and tribal government-led partnership efforts that will advance clean energy program innovation. EFG seeks to enhance energy affordability and access for communities, ensuring the broad benefits of a clean energy economy, including health, economic development and jobs, and emissions reductions flow to disadvantaged communities. SOPEC's "Energy Futures Grants: Water Investments for Sustainable Energy" proposal emphasized the enhancement of energy efficiency, renewable energy generation, and operational resilience within critical water infrastructure facilities.

- April 2024 - SOPEC was a direct contributor to an application submitted by the City of Cincinnati that was awarded ($499,930) by the United States Department of Energy State and Community Energy Program Energy Future Grants (EFG) Program to serve as a technical partner to support local, state, and tribal government-led partnership efforts that will advance clean energy program innovation. EFG seeks to enhance energy affordability and access for communities, ensuring the broad benefits of a clean energy economy, including health, economic development and jobs, and emissions reductions flow to disadvantaged communities. SOPEC's share of the grant award as a technical partner was $100,000.

- August 2024 - SOPEC received a second CFI grant ($4,180,045) from the United States Department of Transportation Federal Highway Administration funding the Corridor project portion of the Southeast to Southwest Ohio RIDES initiative. This portion of the project will construct seven electric vehicle fast-charging stations (DCFC) along federally identified alternative fuel corridors (Interstate 75, Interstate 70, and US Route 33) in addition to the 53 proposed community-based charging stations planned for the first CFI grant award.

- January 2025 - SOPEC received a grant ($200,000) through the Bloomberg Philanthropies New Venture Fund Sustainable Cities Program to support EV charging infrastructure development through the CFI RIDES Project and related community engagement and program development in Dayton. Funding will be used to fund contracted positions and services needed by the City to uphold and perform critical coordination of project and program delivery and federal funding compliance and other requirements.

- March 2025 - SOPEC received a grant ($100,000) from the United States Department of Agriculture (USDA) Rural Development Office of Ohio, renewing programmatic funding for the Renewable Energy Development Assistance (REDA) grant program offering free solar assessments and technical assistance for rural small businesses and agricultural producers across Ohio. This award marked the sixth time SOPEC has been awarded REDA program funding.

Beyond securing grant awards and funding to support member benefiting projects, programs, and initiatives, SOPEC extends a comprehensive suite of grant support services helping our member communities maximize potential and reach sustainability goals. We partner with members on resource identification and strategy, grant readiness engagement, grant application and submission support, grant agreement and contract negotiation guidance, and compliant funding and award management.

EPA Green Power Partnership: SOPEC has assisted member communities to become EPA Green Power Partnership communities. In fact, SOPEC member communities make up *all* 19 U.S. EPA Green Power Partnership communities within Ohio and nearly 20% of all such communities nationwide.

Solar RFPs and PPAs: SOPEC provides group solar RFPs for its members to develop both on-site solar and off-site renewables via power purchase agreements. SOPEC membership also includes access to inside/outside counsel (including top energy attorneys in Ohio) related to sustainability/energy issues, grant support for available federal and state grant programs, direct assistance from SOPEC staff, and benefits and shared learning in the ability to work collaboratively with SOPEC members throughout the state.

Just last month, SOPEC and the City of Dayton partnered to realize a local solar project that will benefit the City's Electric Aggregation Program with SOPEC. The City of Dayton approved a renewable energy purchase agreement with AEP Energy Partners for the Gem City Solar Project, a 49.9-megawatt solar project to be located in northwest Dayton (Little Richmond Road and State Route 49). The solar project will span 250 acres and generate enough electricity to power up to 14,665 homes, generating approximately 104,811 MWh in its first year.

Since the project will benefit the City of Dayton's Electric Aggregation Program with SOPEC, it will be one of the largest community choice solar projects within city limits in the United States. **The Gem City Solar project will generate approximately 30% of the energy load for Dayton's electric aggregation program for 25 years, connecting long-term price stability with real local impact.**

The Gem City Solar Project power purchase agreement provides the ability to utilize both physical energy and RECs directly from a local source. As part of the agreement, the City of Dayton will retain the right to sell the RECs in the future, which could enhance the project's economic value depending on market conditions at the time. Any REC transactions will be publicly disclosed on the City of Dayton's website to ensure transparency.

Beyond energy production, the Gem City Solar Project will yield environmental and community benefits, including the use of native plants under the solar panels, protection of nearby wetlands, and workforce development opportunities. More information about the project can be found in the press release on SOPEC's website, in this February 6, 2026 WYSO article, and this Dayton Daily News article dated January 21, 2026.

SOPEC recently launched an RFP for a **solar project on the Village of Racine fire station, utilizing SOPEC's revolving loan fund** to support the project, which will feature a power purchase agreement structure and SOPEC ownership of the solar system itself. We are willing and able to support communities large and small on energy projects that offer cost savings, reduced emissions, and resiliency.

As demonstrated, SOPEC helps its members develop solar projects, large and small, while working on creative ways to help reduce electricity usage and cost. The examples above are just the beginning, with SOPEC reviewing a portfolio of other renewable energy projects, including landfills, other brownfields, rooftops, and more.

SolSmart: SOPEC has assisted member communities in achieving SolSmart designation or advancing their current designation to a higher status. SolSmart is a United States Department of Energy funded program that recognizes cities, counties, and regional organizations for making it faster, easier, and more affordable to go solar.

V. Experience Working with Colerain Township

SOPEC does not have experience working with Colerain Township. However, SOPEC works cooperatively with our 51 member communities and other political subdivisions throughout the State of Ohio.

VI. Representative Experience

SOPEC Electric Aggregation Programs: *All* of SOPEC's Electric Aggregation Programs' current rates are **below the local utilities' current standard services offers**, while also featuring **100% renewable energy by default**. SOPEC's projected 2026 electricity load for its electric aggregation programs is over 1.2 TWh (1,200,000,000 kWh).

Current Electric Aggregation Programs Rates		
Communities	**Rate (per kWh)**	**Term End**
AEP OH bundle (27 communities)	$0.09756 (100% Green), $0.09461 (Brown)	May 2026
Athens (city) (*includes carbon fee*)	$0.09956 (100% Green), $0.09461 (Brown)	May 2026
Cleveland	$0.09236 (100% Green), $0.08933 (Brown)	July 2026
Dayton	$0.0871 (100% Green), $0.08585 (Brown)	May 2026
Huber Heights	$0.08951 (100% Green), $0.087 (Brown)	May 2026
Oxford	$0.09114 (100% Green), $0.08861 (Brown)	May 2026
Riverside	$0.09333 (100% Green), $0.09208 (Brown)	May 2026
Unity Township	$0.09118 (100% Green), $0.08823 (Brown)	May 2026

***These programs have locked rates at various times, with communities located in different utility territories, so the term end date does not tell the whole story.

Utility Standard Service Offer - Current Rates (Electric)		
Utility Territory	**Rate (per kWh)**	**Period**
AEP Ohio	$0.1065 (Brown)	through Mar. 31, 2026
AES Ohio	$0.0945 (Brown)	through May 31, 2026
Duke Energy Ohio	$0.1006 (Brown)	through Feb. 28, 2026
Ohio Edison (First Energy)	$0.0933 (Brown)	through Mar. 31, 2026
The Illuminating Company (First Energy)	$0.095 (Brown)	through Mar. 31, 2026
Toledo Edison (First Energy)	$0.0969 (Brown)	through Mar. 31, 2026

SOPEC Natural Gas Aggregation Programs: Natural gas aggregation programs are different from electric aggregation programs since the natural gas utility standard choice offer rates change monthly. Fewer communities choose to activate natural gas aggregation programs. Natural gas aggregation programs are often activated to help provide stability and protection in an unpredictable energy market. The program offers locked-in pricing which promises predictability for customer bills, protection from risky third-party offers, no sign-up fees or penalties to leave,

and competitive rates that aim to keep costs reasonable if a harsh winter causes prices to jump. Below are the current rates for SOPEC Natural Gas Aggregation programs:

Current Natural Gas Aggregation Program Rates		
Communities	**Rate (per ccf)**	**Term End**
Belpre	$0.544 per ccf ($5.44 per mcf)	May 2027
McConnelsville	$0.7460 per ccf ($7.460 per mcf)	May 2027
Riverside	$0.6399 per ccf ($6.399 per mcf)	August 2027

Utility Standard Choice Offer - Current Rates (Natural Gas)		
Utility Territory	**Rate (per ccf)**	**Period**
CenterPoint Energy Ohio	$1.0182 per ccf ($10.182 per mcf)	through Feb. 28, 2026
Columbia Gas of Ohio	$1.071 per ccf ($10.71 per mcf)	through March 1, 2026
Duke Energy Ohio	$0.6305 per ccf ($6.305 per mcf)	through March 1, 2026
Enbridge Gas Ohio	$0.796 per ccf ($7.96 per mcf)	through March 10, 2026

Price Competitiveness & Stability: SOPEC utilizes fixed pricing for its Aggregation Programs. SOPEC works closely with its communities to lock in competitive, fixed-term pricing for the requested length of time. Price stability is of primary concern. SOPEC understands that its member communities should not be subject to unexpected price increases, which is why SOPEC does ***not*** utilize variable pricing.

As described more in **Section IV. In-house Services** above, SOPEC and AEP Energy have been successful in both providing competitive aggregation rates compared to the local utility default rate, while also providing 100% renewable energy in the SOPEC Electric Aggregation Programs.

Timing is of utmost importance when locking in pricing for a member community. Market timing can greatly impact the price of electricity because it is a commodity. To ensure competitiveness, SOPEC pays special attention to the local utility auctions. SOPEC also closely watches energy markets on a daily basis and receives daily pricing information from AEP Energy. **This information gives SOPEC the ability to provide weekly or daily analysis to SOPEC member communities regarding the optimal time to lock pricing. It also allows SOPEC to be nimble and responsive to a fast-moving energy market that is based on a commodity.** SOPEC and AEP Energy's Government Aggregation Master Retail Electric Supply Agreement requires AEP Energy to provide SOPEC with three market representative quotes when providing new pricing for member communities to ensure transparency and competitiveness. SOPEC also has negotiated full transparency from AEP Energy on price components.

All of SOPEC Electric Aggregation Programs feature 100% renewable energy by default. SOPEC does provide a step-down 0% renewable energy electric option for all of its communities' programs. A customer may simply call the SOPEC-dedicated AEP Energy number and request that they receive the step-down 0% renewable energy option. The 0% renewable energy option

referenced above simply strips out the applicable percentage of RECs. Only a very small number of customers in SOPEC member communities have chosen to utilize the 0% renewable energy option.

SOPEC procures Renewable Energy Certificates (or credits) ("RECs") to obtain electric aggregation programs featuring 100% renewable energy. SOPEC views utilizing RECs as a bridge to building out local renewable generation. RECs are a market-based instrument representing property rights to environmental and social attributes of generated renewable electricity. A REC legally conveys environmental and social attributes of one megawatt-hour (MWh) of electricity generated from renewable energy sources (e.g., solar, wind, hydropower). One purchaser owns exclusive rights to claim all renewable generation attributes of that REC. RECs allow for accounting, tracking, and assigning ownership to renewable electricity generation and use. Each REC is uniquely identified and includes data about where, when, and how it was generated.

SOPEC typically utilizes Green-e® RECs for its electric aggregation programs (two communities have chosen to use custom solar and wind RECs). The cost of Green-e® RECs is based on market conditions. For example, the cost of Green-e® RECs recently has been right around $0.00250/kWh, which means the cost to utilize such RECs would amount to approximately $2.23 per household per month based upon an average residential electricity usage in Ohio (892 kWh per month).

SOPEC only utilizes wind, solar, and hydropower for its RECs. AEP Energy also provides the option for customized RECs. AEP Energy provides details about the RECs, such as location, facility, and date.

SOPEC helps governments develop solar projects, large and small, and is working on creative ways to help reduce electricity usage and cost. SOPEC is providing group solar RFPs for its members to develop both on-site solar and off-site renewables via power purchase agreements.

VII. Key Staff Resumes

SOPEC's Full-time Employees: SOPEC currently has 19 full-time employees. Our philosophy is that it is important for SOPEC members to have SOPEC staff present in their region, which is why we have staff located throughout Ohio. Of the 19 SOPEC employees, the following could have involvement with the Colerain Township programs in one form or another depending on the needs and goals of the community.

a. Luke Sulfridge, *Executive Director* - Luke joined SOPEC in 2019 after serving as founding director of Solar United Neighbors of Ohio for four years. He received a B.A. (2003) from Berea College (political science), M.A. (2012) from Appalachian State University (political science), M.S. (2013) from Eastern Kentucky University (emergency management), and an M.B.A. (2025) from Northern Kentucky University. In 2019, he was recognized by Midwest Energy News as a "Forty under Forty Clean Energy Champion." He assisted hundreds and educated thousands of Ohioans in going solar through a community-driven RFP model, and previously served as a technical consultant for Cuyahoga County for a multi-MW solar RFP. He leads SOPEC's organizational development and membership expansion strategy. Luke serves on the board of LEAN Energy, and a number of regional working groups. He works directly with the SOPEC Board of Directors and the General Assembly to execute SOPEC member-community goals and projects. ETA certified PVL1 solar installer.

b. Phil Leppla, *Deputy Director & General Counsel* - Phil is an attorney with over 12 years of experience, including in land use and zoning, environmental law, energy law, business law, and civil litigation. He received a B.A. (2008) from The Ohio State University (political science) and a J.D. (2012) from Capital University Law School (Environmental Law & Governmental Affairs Concentration). He also has an EcoDistricts AP credential. He serves on the national Board of Directors for the Electric Vehicle Association. Phil's experience includes promoting the adoption of solar, electric aggregation, advocating for the protection of prairies, wetlands, and water sources, and representing wind farm applicants. He supervises SOPEC staff and oversees the daily functions of the organization. He also coordinates with SOPEC's Executive Director in preparing long-term strategies to achieve organizational goals. In his role as General Counsel, he handles a range of legal issues affecting the organization and has a managerial role overseeing and collaborating with outside counsel.

c. Danielle Kuskowski, *Associate General Counsel* - Danielle is an attorney with over 16 years of experience. She received a B.A. (2002) from Denison University (sociology/anthropology) and a J.D. (2008) from Cleveland State University College of Law. Prior to joining SOPEC in 2025, she spent over 15 years at the Solid Waste Authority of Central Ohio (SWACO), including as Senior Staff Attorney and Secretary of the SWACO Board of Trustees. Her experience includes innovations in sustainability, solid waste flows, drafting and interpreting rules, regulations, statutes, and preparation and presentation of policy initiatives. She also served as the lead for SWACO in monitoring recycling and composting activities. In her role

with SOPEC, Danielle provides expert and strategic legal advice to the executive team on a variety of legal topics, including contracts, legislation preparation, and research.

d. Shaunquitta Walker, *Director of Finance* - Shaunquitta joined SOPEC in 2024. She received a B.S. (2000) in from Cleveland State University (communications and management labor relations), and a Master of Business Management (2008) from David N. Myers University. Shaunquitta has worked in public service for over 30 years, most recently serving as Fiscal Manager for the Cuyahoga County Board of Elections. She ensures the maintenance of financial records and recordkeeping systems, including grant/fund accounting, to ensure compliance with all regulations, generally accepted accounting practices and contractual requirements. She forecasts, plans, develops, and organizes fiscal budgets and evaluates fiscal performance, and prepares reports summarizing organization's current and forecasted financial position and reports required by regulatory bodies.

e. Dana Vingris, *Director of Grants & Development* - Dana has been with SOPEC since April 2023. She received a B.A. (2006) from Miami University (art and architectural history) and M.S. (2011) from Regis University (nonprofit public administration). She has over 18 years of experience as a grant and fundraising professional. She has secured federal and private grant funding for a variety of organizations and programs throughout her career and is experienced in all aspects of the grant process including research, proposal preparation, data documentation, maintaining comprehensive grant calendars, and grant reporting. In her time with SOPEC, she has already secured or supported grant funding totaling more than $24M.

f. Melissa Dalton, *Director of Administration* - Melissa has been with SOPEC since early 2024. She received a B.A. (2003) from Ohio University (anthropology), an M.A. (2010) from Wright State University (history/public history), and a Master of Library and Information Science (2021) from Kent State University. Melissa has 15 years of experience in administration and records management, and previously served as the Public Outreach Coordinator for the Greene County Records Center & Archives (Ohio). Melissa manages SOPEC's records, leading internal administrative and office management responsibilities, and maintaining human resources systems.

g. Stephen Harris, *Director of Government Relations* & *Regional Director for Central Ohio* - Steve joined the SOPEC team in 2024 in a new dual role that includes leading support and expansion efforts in the Central Ohio region and government relations work at the Ohio Statehouse. He received a B.A. (2009) from The Ohio State University (history and minor in Russian). With more than 15 years of experience in state government, Steve most recently served as Director of Finance for the Ohio House Minority Caucus. In this role, he managed senior caucus staff throughout the state's biennial main operating and capital budget processes, working with caucus leadership and overseeing and leading efforts to effectuate change based on caucus policy and budget priorities. Before taking on budgetary work for the caucus, Harris was a senior policy advisor serving as the point person for legislative committees that dealt with public utility, energy, and environmental issues. Steve works to

support and expand SOPEC member communities and political subdivisions in the Central Ohio region through aggregation programs backed by 100% renewable power along with value-add programs, including community grants and solar development.

h. Jennifer O'Donnell, *Regional Director for Southwest Ohio* - Jennifer joined SOPEC in 2025. Jennifer holds a B.A. (1982) in English from Case Western Reserve University. She played a leading role in the passage of Ohio's original community choice aggregation state legislation, as well as the campaign to establish the program in the City of Cincinnati. She previously worked for a law firm in Cincinnati, as Communications Director and Legislative Aide to Cincinnati's Vice Mayor, and for Ohio Citizen Action. Jennifer works to support and expand SOPEC member communities and political subdivisions in the Southwest Ohio region through aggregation programs backed by 100% renewable power along with value-add programs, including community grants and solar development.

i. Chloe Musick, *Director of Public Affairs & Marketing* - Chloe joined SOPEC in 2023. Chloe earned a B.A. (2017) from Ohio University (political science and sociology) and a Master's in Public Administration (2019) from Ohio University. She has served in communications consulting, management, and creative roles, having most recently worked with Ohio University's Russ College of Engineering and Technology. Chloe is responsible for the external communications efforts to tell both SOPEC and SOPEC's member communities' stories. ETA certified PVL1 solar installer.

j. Matthew Clark, *EV Project Manager & Technical Expert* - Matthew joined SOPEC in 2025. He holds a B.A. (2020) in Economics from The Ohio State University. Prior to joining SOPEC, he was the Director of Project Management for Heartland Charging Services. Matthew's work for SOPEC is focused on the planning, implementation, and management of electric vehicle charging infrastructure. His role focuses on ensuring these projects are executed efficiently, aligning with the organizational goals and community needs. ETA certified PVL1 solar installer.

k. Lacey Babnik, *Grants Manager* - Lacey joined SOPEC in 2024. Lacey earned a B.A. (2007) from Ohio Wesleyan University (double major in botany and sociology/anthropology). She is a former nonprofit development director and has nearly five years of grants management experience across multiple sectors. In her role at SOPEC, she is responsible for the creation and execution of, and compliance with, grant requirements, post-award contracts and agreements, and managing grant management software. She supports SOPEC, its subgrantees and its members in capturing the most benefit from federal and state grants through responsible grants management and compliance.

l. Michael Moses, *Grants Manager* - Mike joined SOPEC in 2024. Mike earned a B.A. (2000) from Kenyon College (psychology). Mike has over 20 years of experience in contracts, programs, and grants management. He is responsible for the creation and execution of, and compliance with, grant requirements, post-award contracts and agreements, and managing grant management software.

m. Philip Hewitt, *Grants Specialist* - Philip joined SOPEC in 2025. Philip earned a B.A. (2011) from John Carroll University (economics with a minor in creative writing), a Master's Certificate (2014) from Cleveland State University (geographic information systems), a Master's Certificate (2021) Kent State University (nonprofit administration), and is currently working on a certificate at Sinclair Community College (construction administration). Philip supports the SOPEC grant and resource development efforts supporting the sustainability goals of the organization and our community and political subdivision membership. He has over a decade of experience in community development and non-profit administration across Ohio. He has worked in various aspects of community development, including securing and managing grant funds supporting public programs and public infrastructure projects and has experience in program administration, partnership building, project development and community engagement and outreach.

n. Mathew Roberts, *Special Programs Manager* - Mathew has been with SOPEC since 2019. He received a B.S.J. (2014) from Ohio University (Journalism). He has over five years of experience in start-up, clean energy-focused community development, including a year of intercity bus system management. Mathew has a LEED Green Associate credential, is a member of the Ohio University Sustainability Alumni Network (OHIO SAN), and is a former Athens Environment and Sustainability Commission member. He manages electric supply procurement, recruitment, and retention for the SOPEC Public Pricing Program and assists the team in procurement for the SOPEC Electric Aggregation Program. ETA certified PVL1 solar installer.

o. Emily Bails, *Program Coordinator* - Emily joined SOPEC in 2022 as an Americorps Vista Service Member, and became a full-time staff member in 2023. Emily received her B.S. (2022) from Ohio University (wildlife biology and conservation, wildlife and wildlands science and management). Emily supports the SOPEC grants team, manages data and reporting for sustainability programs and collaborates with community partners to meet their SolSmart designation goals. ETA certified PVL1 solar installer.

p. Eileen Comerford, *EV Southwest Project Coordinator* - Eileen joined SOPEC in 2025. She received her B.A. (2015) from University of Dayton (English Language and Literature), and her M.A. (2017) from the University of Findlay (Rhetoric and Composition/Writing Studies). Eileen supports the planning, implementation, and management of electric vehicle charging infrastructure in the City of Dayton and Southwest Ohio.

SOPEC's Outside Counsel: *Dickinson Wright, PLLC* **-** Dickinson Wrights' energy and sustainability team includes attorneys from closely related disciplines including energy, environmental, utility regulation and markets, public finance, real estate, corporate, construction, and intellectual property. These attorneys offer a breadth of experience and a collective insight for SOPEC and its members. Their attorneys have vast energy regulatory experience before the Public Utilities Commission of Ohio (PUCO) and the Ohio Power Siting Board (OPSB). Dickinson Wright attorneys regularly represent offshore and terrestrial wind developers and utility-scale solar developers.

Christine Pirik of Dickinson Wright has over 31 years in public service. Her tenure with the State of Ohio included 18 years of executive management experience, including seven years as Chief of Staff and nine years as Deputy Legal Director for the PUCO and the OPSB. SOPEC has a very good relationship with PUCO staff and often has meetings with staff to ensure regular communication, compliance and comfort with new programs. Dickinson Wright assists SOPEC and its members with all reporting needs, including the filing of opt-out letters and annual reports.

AEP Energy Team: With over 250 dedicated energy professionals employed by AEP Energy, approximately 50 support SOPEC aggregation programs in some fashion. Below are the key personnel for AEP Energy that work closely with SOPEC on a regular basis:

a. Chris Bailey, *Director of Community Partnerships* - Chris joined AEP Energy in 2015 after working for several large energy companies since the early 1990s. Chris holds a Bachelor of Arts in Business Administration from Muskingum University (1991). Chris supports all community choice aggregation programs for AEP Energy.

b. Matt Justice, *Customer Contract Analyst* - Matt joined AEP Energy in 2020. Matt earned a B.A. (2011) from the University of Kentucky (Economics). Matt has over 10 years of experience with project management, strategic planning, and process improvement. He is responsible for planning and organizing aggregation requirements, monitoring and maintaining PUCO compliance, and coordination with utility services.

c. Peter Kolch, *Senior Counsel* - Peter joined AEP Energy in 2010 after serving as a transactions associate at a world-renowned law firm. Peter holds a Juris Doctor and a Masters in Business Administration from DePaul University (2004), as well as a Bachelor of Science in Business Administration (Finance) from Valparaiso University (2001). Peter supports all transactional legal needs of AEP Energy within the SOPEC governmental aggregation program.

d. Fredrik Berstrand, *Manager, Mass Market Customer Experience* - Fredrik is a seasoned data science leader with a strong foundation in business and economics. Since joining AEP Energy in 2016, Fredrik has been at the forefront of driving data-driven decision-making and innovation. He holds a Master of Science in Business and Economics from Linnaeus University and Otterbein University and has further honed his expertise by studying Artificial Intelligence at MIT. As Manager of the Data Science team at AEP Energy, Fredrik leverages advanced analytics to deliver actionable insights and foster transformative business strategies.

e. Mary Porter, *Data Scientist Associate* - Mary joined AEP Energy in January of 2024. Prior to that, she earned a B.S. in Data Science and Statistics from Miami University. Mary has experience with data analytics, reporting, and modeling. She is responsible for providing information on key metrics, presenting insights about contact center and aggregation reporting, and process improvements.

VIII. Conflicts of Interest

SOPEC has no conflicts of interest related to Colerain Township or this RFQ.

IX. Legal Disclosure

SOPEC is financially healthy. As a regional council of governments under Chapter 167 of the Ohio Revised Code, SOPEC is subject to Ohio's Sunshine Laws, public records requests, and audits. Transparency is highly valued by SOPEC and its members.

SOPEC has no history of (including within the last five years) or current bankruptcies, material claims, judgments, arbitration investigations, or lawsuits.

X. Standard Billing Rates

Cost Structure & Fees: All SOPEC services for its member communities, any additional programs, and administrative fees are embedded into the supplier rate (the electric retail rate) delivered to customers. SOPEC also does *not* have member dues. The Township itself would not be charged for SOPEC services. SOPEC's standard administrative fee is $2 per MWh (or $0.002 per kWh) for the opt-out electric aggregation program and $0.010 per Ccf ($0.10 per Mcf) for the opt-out natural gas aggregation program. SOPEC also has negotiated full transparency from AEP Energy on price components, so that there are no surprises on the other side of the coin.

For illustration purposes and to demonstrate how this would impact a resident's bill for the electric aggregation program, Township residential customers using 892 kilowatt hours* (kWh) per month would see an impact from SOPEC's administrative fee ($0.002 per kWh) in their electric bill of approximately $1.78 per month. *State average kilowatt-hours used per month.

XI. Availability

SOPEC can immediately assist Colerain Township with all necessary customer service, technical, and legal support. SOPEC staff and its supplier's staff at AEP Energy are always available to answer any questions or address concerns from SOPEC member communities' elected officials, staff, and residents and small businesses. In Colerain Township's case, Jennifer O'Donnell, Regional Director for Southwest Ohio, would be the primary point of contact for any immediate needs. SOPEC, as a public service organization, believes it is extremely important to be present within our member communities for questions, events, public meetings, etc.

A draft potential schedule should Colerain Township choose to move forward with SOPEC:

Colerain Township - Draft Timeline	
Task	**Approx. Duration/Date**
Legislation to Approve Agreement Establishing SOPEC & SOPEC Bylaws	March ____, 2026 (1st Reading) April ____, 2026 (2nd Reading - if needed)
Notice of public hearings on SOPEC Electric Plan of Operation and Governance published once a week for 2 consecutive weeks (per Section 4928.20(C) of ORC)	Publish on March ____, 2026 & March ____, 2026
2 required public hearings on SOPEC Electric Plan of Operation and Governance (per Section 4928.20(C) of ORC)	March ____, 2026 (1st Hearing) March ____, 2026 (2nd Hearing)
Legislation to Adopt SOPEC Electric Plan of Operation & Governance	March ____, 2026 (1st Reading) April ____, 2026 (2nd Reading - if needed)

- The above Approx. Deadlines are based upon the understanding from Colerain Township's current electric aggregation opt-out letter that the current rate is "through your June 2026 meter read." As such, a new program would need to be ready to begin with July 2026 meter reads to ensure no gap in service.
    - Some communities pass the legislation joining SOPEC first and then hold the public hearings, while others prefer to wait and pass both pieces of legislation together after the public hearings. Both approaches are fine.
    - Following the passage of the legislation, SOPEC staff would work closely with Colerain Township to lock pricing. Once at this step, SOPEC can share **daily pricing** and advice on timing based upon the current state of energy markets.
    - **SOPEC staff would be there throughout the process to ensure it moves smoothly.**

XII. Sample Contract

- A sample contract of Government Aggregation Master Retail Electric Supply Agreement.
- A sample opt-out letter is also attached.
- The Agreement Establishing SOPEC and SOPEC Bylaws are attached as well.

XIII. Non-Collusion Affidavit

Signed and Attached.

XIV. Other Information

Budget Billing: SOPEC Aggregation Programs and AEP Energy allow for the utility to administer Budget Billing when applicable for eligible participants on the generation/supplier charges.

Entry/Exit: Eligible residents and small businesses within SOPEC member communities may opt out of the electric aggregation program at any time and there are no fees to do so. SOPEC Aggregation Programs **do *not* have termination fees**. If a customer is not satisfied with the Program, they are able to leave without incurring any fees. Eligible residents and small businesses may also opt in to the electric aggregation program at any time for no fee.

Net Metering: Net metering is a feature in *all* SOPEC Electric Aggregation Programs and to the customers in those programs. It is a very important feature to have in an electric aggregation program for customers that have made the investment to install solar on their property. Customers who own solar panels on their roofs will maintain the net metering relationship with their local utility. For more information, see: https://www.sopec-oh.gov/solar-net-metering

Offering Flexibility: SOPEC is committed to ***tailoring each new member community's program to fit that community's desires and unique needs*** and refreshes are completed every three months to achieve these goals. SOPEC specializes in creative and innovative approaches to meet the sustainability and energy goals of its communities, as illustrated by the features of the cities of Athens and Dayton electric aggregation programs. For example, SOPEC was deeply involved in the establishment of the first-in-the-nation carbon fee for the City of Athens' opt-out governmental aggregation program rate and the City's local government accounts. The fee was established through public deliberations, including a ballot issue, and is funding public solar on city-owned facilities, helping Athens reach its renewable energy goals outlined in the Athens Sustainability Action Plan. SOPEC is the custodian of the resulting solar fund.

On-Bill Repayment: SOPEC negotiated on-bill repayment as a feature of its electric aggregation programs as part of SOPEC's most recent amendment to its AEP Energy Government Aggregation Master Retail Electric Supply Agreement.

Refresh Periods: Quarterly refreshes with opt-out notices mailed to newly eligible residents and small businesses are a feature of all SOPEC Aggregation Programs.

XV. Attachments

Attachment 1 - Sample promotional and educational information and flyers;

Attachment 2 - Customer References;

Attachment 3 - Sample Opt-out Letter (City of Huber Heights) with the attached Standard Residential and Small Commercial Terms and Conditions from supplier AEP Energy;

Attachment 4 - Sample Contract;

Attachment 5 - Affidavit of Non-Collusion;

Attachment 6 - Agreement Establishing SOPEC;

Attachment 7 - SOPEC Bylaws;

Attachment 8 - SOPEC Competitive Retail Electric Governmental Aggregator Certificate;

Attachment 9 - SOPEC Competitive Retail Electric Power Broker Certificate;

Attachment 10 - SOPEC Competitive Retail Natural Gas Governmental Aggregator Certificate;

Attachment 11 - AEP Energy Competitive Retail Electric Supplier Certificate; and

Attachment 12 - AEP Energy Competitive Retail Natural Gas Supplier Certificate.

ATTACHMENT 1:

Sample promotional and educational information and flyers

SOPEC
Sustainable Ohio
Public Energy Council

SOPEC AT A GLANCE

ABOUT SOPEC

- Created as a regional council of governments under Chapter 167 of the Ohio Revised Code
- Formed in 2014 as an alternative to private brokers
- Serves member communities and political subdivisions across Ohio
- Governed by its General Assembly and Board of Directors, made up of officials and representatives from member communities

COMMITTED TO RENEWABLES

- Offers 100% renewable energy supply
- Focused on the development of local renewable energy generation
- Dedicated revolving loan fund for renewable projects
- Allows net metering
- Working to expand electric vehicle (EV) charging infrastructure
- Members may participate in both on-site and off-site solar power purchase agreements (PPAs)

WHY SOPEC

- Leverages **collective buying power** as AEP Energy's second largest customer in Ohio
- Secures **competitive, fixed-term rates**
- Collaborates with AEP Energy as their exclusive governmental electric aggregator in Ohio
- Maintains **transparency** through public records, Sunshine Laws and biennial audits
- SOPEC manages over 1.1 TWh of electric per year. Combined, SOPEC would be **second largest community** in Ohio

Cleveland, Ohio

Athens, Ohio

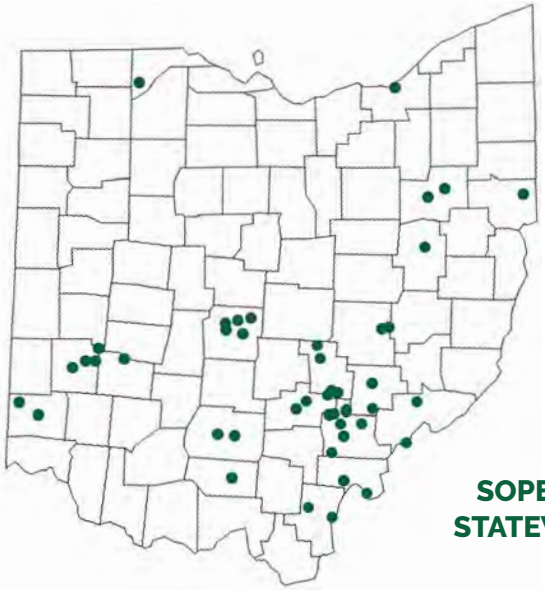
Photograph courtesy of Visit Athens County

Dayton, Ohio

SOPEC AT A GLANCE

COMMUNITY GRANTS AND COMPLIMENTARY ASSISTANCE

- Community grants can be part of program design if a member community chooses and then may be spent how they choose
- Access to inside and outside counsel for sustainability and energy issues
- Support to member communities to apply for federal, state, and private foundations
- Technical and strategic assistance from SOPEC staff and board members



SOPEC IS STATEWIDE!

100%
of US EPA Green Power Partnership communities in Ohio are SOPEC communties

12
years collaborating with communities across Ohio

100%
renewable energy supply and competitive, fixed term rates

PUBLIC PRICING PROGRAM (P3)*

- Provides competitive, opt-in electric supply rates for public-sector customers
- Features program agreement to allow P3 customers to act jointly
- Provides fixed, competitive rates—historically 15-28% lower than the SOPEC opt-out electric aggregation rates
- Achieve a better electric supply rate on the supply portion of electric bill

Learn more about SOPEC and visit our website.

SOPEC community grant dollars facilitated the installation of EV chargers for City of Logan's first Tesla cruisers

SOPEC grants an EV charger to the Village of Amesville

City of Athens adopts first EV shuttle bus.

SOPEC

sopec-oh.gov

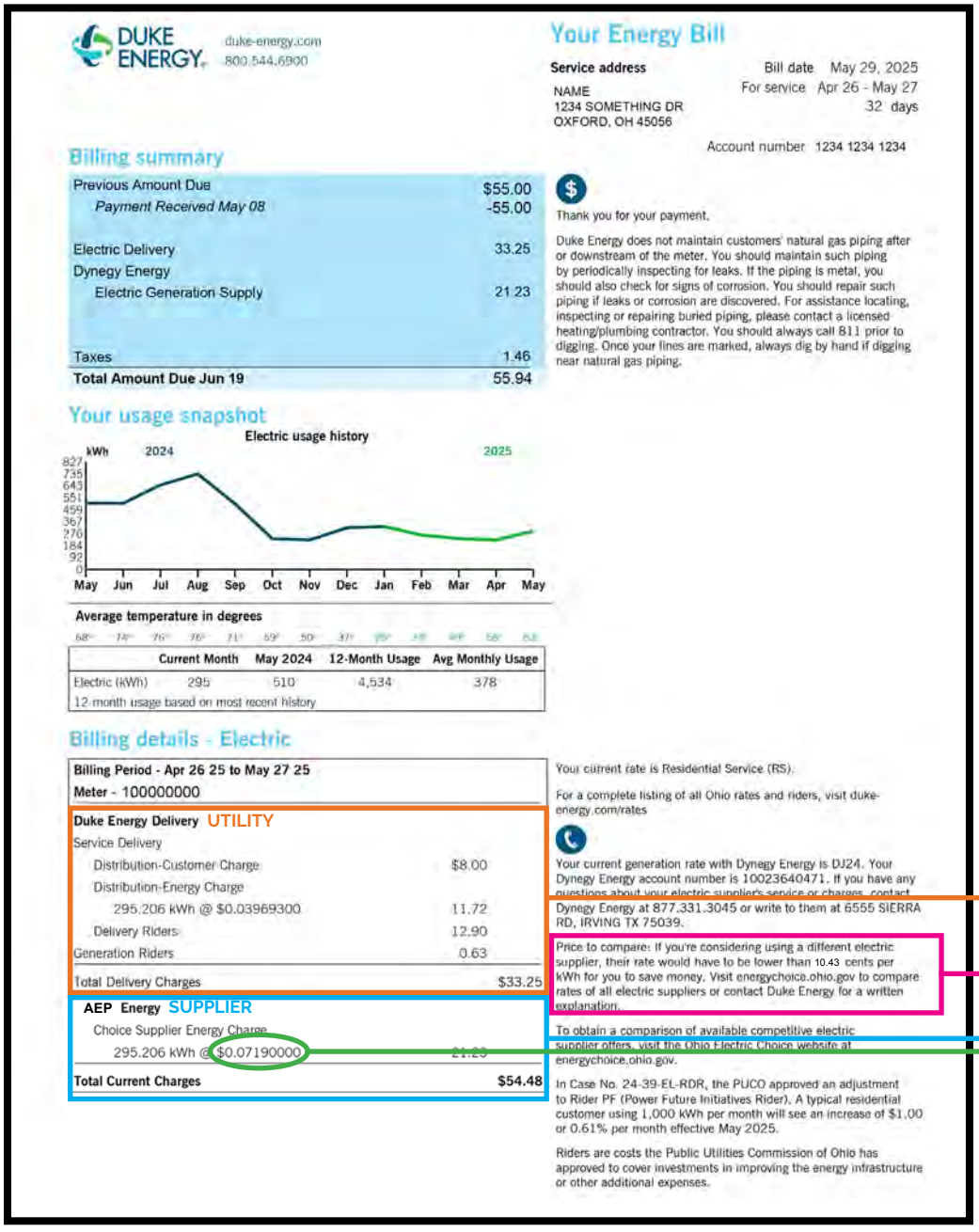
How to Read Your Duke Energy Electric Bill

A monthly bill has two main types of charges:

DELIVERY (DISTRIBUTION) CHARGES: Fees paid to the local utility to maintain power lines, read a meter, and manage the billing process.

SUPPLY (GENERATION) CHARGES: The cost of the actual electricity used, measured in kilowatt-hours (kWh).

NOTE: The SOPEC Electric Aggregation program only affects the Supply (Generation) Charge. The local utility sets the Delivery (Distribution) Charge.



DUKE ENERGY. duke-energy.com 800.544.6900

Your Energy Bill

Service address
NAME
1234 SOMETHING DR
OXFORD, OH 45056

Bill date May 29, 2025
For service Apr 26 - May 27
32 days

Account number 1234 1234 1234

Billing summary

Previous Amount Due	$55.00
Payment Received May 08	-55.00
Electric Delivery	33.25
Dynegy Energy	
Electric Generation Supply	21.23
Taxes	1.46
Total Amount Due Jun 19	55.94

Thank you for your payment.

Duke Energy does not maintain customers' natural gas piping after or downstream of the meter. You should maintain such piping by periodically inspecting for leaks. If the piping is metal, you should also check for signs of corrosion. You should repair such piping if leaks or corrosion are discovered. For assistance locating, inspecting or repairing buried piping, please contact a licensed heating/plumbing contractor. You should always call 811 prior to digging. Once your lines are marked, always dig by hand if digging near natural gas piping.

Your usage snapshot

Electric usage history

Average temperature in degrees

	Current Month	May 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	295	510	4,534	378

12-month usage based on most recent history

Billing details - Electric

Billing Period - Apr 26 25 to May 27 25
Meter - 100000000

Duke Energy Delivery UTILITY

Service Delivery	
Distribution-Customer Charge	$8.00
Distribution-Energy Charge	
295.206 kWh @ $0.03969300	11.72
Delivery Riders	12.90
Generation Riders	0.63
Total Delivery Charges	$33.25

AEP Energy SUPPLIER

Choice Supplier Energy Charge	
295.206 kWh @ $0.07190000	21.23
Total Current Charges	**$54.48**

Your current rate is Residential Service (RS).

For a complete listing of all Ohio rates and riders, visit duke-energy.com/rates

Your current generation rate with Dynegy Energy is DJ24. Your Dynegy Energy account number is 10023640471. If you have any questions about your electric supplier's service or charges, contact Dynegy Energy at 877.331.3045 or write to them at 6555 SIERRA RD, IRVING TX 75039.

Price to compare: If you're considering using a different electric supplier, their rate would have to be lower than 10.43 cents per kWh for you to save money. Visit energychoice.ohio.gov to compare rates of all electric suppliers or contact Duke Energy for a written explanation.

To obtain a comparison of available competitive electric supplier offers, visit the Ohio Electric Choice website at energychoice.ohio.gov.

In Case No. 24-39-EL-RDR, the PUCO approved an adjustment to Rider PF (Power Future Initiatives Rider). A typical residential customer using 1,000 kWh per month will see an increase of $1.00 or 0.61% per month effective May 2025.

Riders are costs the Public Utilities Commission of Ohio has approved to cover investments in improving the energy infrastructure or other additional expenses.

You can **find the Supply Rate** for a community at sopec-oh.gov/our-communities or by scanning the QR code below.

SOPEC partners with **AEP Energy** to provide the **Supply rate.**

The **Service Delivery** and **Generation Riders** are **regulated rates** set by **Duke Energy.**

The **Price-to-Compare** is the default supply rate charged by the utility if another electricity supplier is not selected.

This is where customers will find the **Supply Rate.** Note, this rate is for illustration purposes only and does not reflect the actual rate.

Public Pricing Program

What is it?

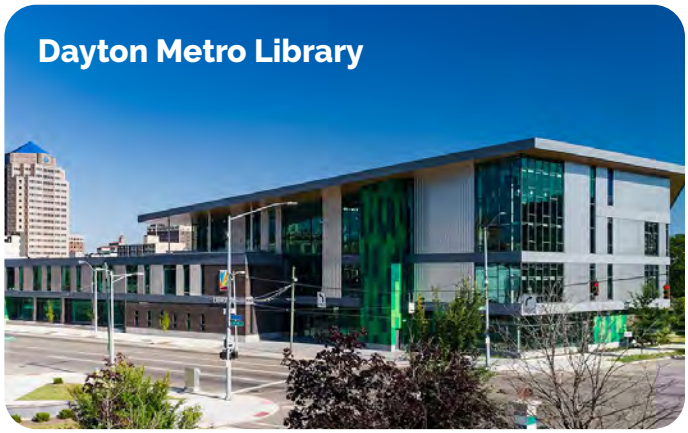
The Public Pricing Program (P3) is an opt-in electric supply rate program for public-sector utility customers.

Why SOPEC?

- **Account Analysis:** Our team reviews energy accounts to identify billing errors and rate opportunities, ensuring members get the best value for their electricity.
- **Demand Reduction:** SOPEC helps members understand their energy use during peak demand times, so they can optimize their energy use to lower the strain on the grid and help control long-term electricity costs.
- **Energy Conservation:** SOPEC promotes smart energy use by evaluating solar feasibility and by encouraging efficiency strategies and behavioral changes that lead to lasting savings and lower environmental impact.
- **Market Monitoring:** SOPEC continuously tracks energy markets to analyze pricing trends and identify opportunities, helping protect our members from price spikes and volatile conditions.

Who is eligible?

- Local governments (cities, villages, counties, townships),
- Non-profit organizations, faith-based entities, and public agencies with service located in a SOPEC member community, or
- Political subdivisions that join SOPEC.


Dayton Metro Library

Hocking Conservancy District

Stark Area Regional Transit Authority

SOPEC's Top 10 Tips for Energy Efficiency at Home

1

Turn off the lights when you leave a room. Even better, rely on natural light whenever possible and use LED bulbs.

2

Use a programmable thermostat and set it back 7˚- 10˚F from its occupied setting while you're away.

3

Wash clothes in cold water. Up to 90% of the energy consumed in washing is used to heat the water. Many detergents are designed to work well in cold water.

4

Adjust your thermostat to at least one degree closer to the outside temperature compared to your normal setting. If you keep your thermostat set at 68˚F in the winter, set it 67˚F. If you keep your thermostat set at 72˚F in the summer, set it 73˚F. Each degree will save approximately 2% of annual electricity costs.

5

Unplug appliances that are not in use. Many appliances continue to use electricity even when switched off.

6

Turn your water heater down to 120˚F.

7

Change the direction of your ceiling fan seasonally.

8

Dress for the weather! Put on a sweater before you turn up the heat.

9

Use a power strip to easily switch off power to multiple devices like your computer, printer and speakers.

10

Keep your home cooler by closing curtains or blinds during the hottest part of the day.

Additional efficiency strategies:

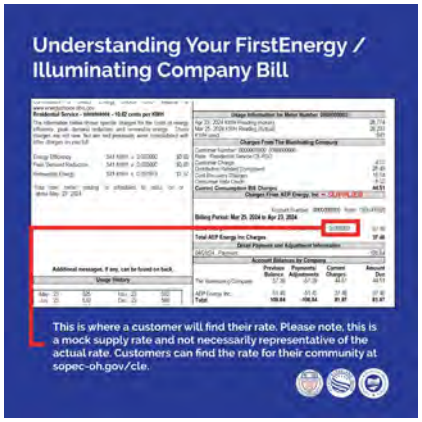
- Install adequate insulation in your attic, walls, basement, crawl spaces and floors.
- Change your furnace filter as recommended. Dirty filters force your cooling system to work harder, using more energy in the process.
- Caulk, weatherstrip or seal cracks around doors and windows.
- When shopping for new appliances, look for models with ENERGY STAR certification.

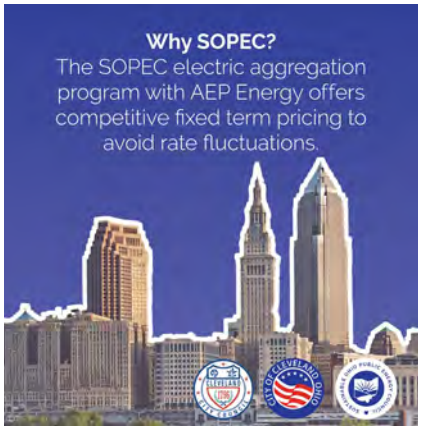
More tips from the U.S. Department of Energy:

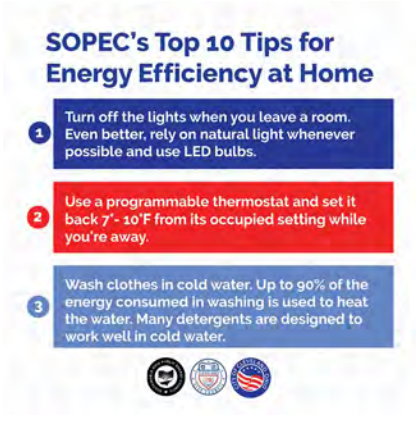
Find more sustainability tips on our website:

www.sopec-oh.gov

SOPEC Social Media Posts for the City of Cleveland







SOPEC
Sustainable Ohio Public Energy Council

CITY OF CLEVELAND
Mayor Justin M. Bibb

CLEVELAND 1796 CITY COUNCIL

The SOPEC Electric Aggregation Program is good for your budget and good for the environment.

The City of Cleveland, served by the SOPEC Electric Aggregation Program, provides you with 100% renewable energy at a competitive rate. Not only can the program help you save money on your electricity costs, it is also good for the environment. It's a win for your wallet and a step forward with clean energy.

How the Program Works:

- Save up to **22%**[1] with a low, fixed rate of **$0.06762 per kWh** (or 6.762 cents per kWh) until your August 2025 meter read cycle[2] with 100% renewable energy.[3]
- Your local utility, The Illuminating Company, will send you a confirmation letter after your enrollment has been completed.
- There is no cost to enroll and no switching fees. You'll get a fixed rate to stabilize your electricity bills and you can leave at any time if not 100% satisfied.

You're in for some powerful perks.

Get a low,fixed rate of **$0.06762** and save up to **22%**

Keep the **same reliable service** and get fixed price protection

You can **cancel anytime** if you are not 100% satisfied

AEP Energy is a competitive retail electric service provider and an affiliate of Ohio Power Company (AEP Ohio). AEP Energy is not soliciting on behalf of and is not an agent of AEP Ohio.

SOPEC
Sustainable Ohio Public Energy Council

CITY OF CLEVELAND
Mayor Justin M. Bibb

CLEVELAND 1796 CITY COUNCIL

Joining the SOPEC Electric Aggregation Program is a smart choice.

The City of Cleveland, served by the SOPEC Electric Aggregation Program, can help your business save money on electricity costs with AEP Energy as the electricity service provider. **Join more than 50,000** of your neighbors and business owners in the program to begin enjoying the benefits!

How the Program Works:

- Save up to **22%**[1] with a low, fixed rate of **$0.06762 per kWh** (or 6.762 cents per kWh) until your August 2025 meter read cycle[2] with 100% renewable energy.[3]
- Your local utility, The Illuminating Company, will send you a confirmation letter after your enrollment has been completed.
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AEP Energy is a competitive retail electric service provider and an affiliate of Ohio Power Company (AEP Ohio). AEP Energy is not soliciting on behalf of and is not an agent of AEP Ohio.

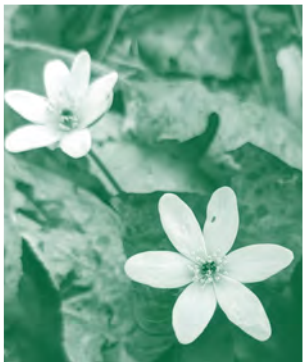
CITY OF UPPER ARLINGTON

RESIDENTS & SMALL BUSINESSES!

SOPEC

Sustainable Ohio Public Energy Council

www.sopec-oh.gov



Your neighbors – including 10,521 residents and small businesses in Upper Arlington – have saved an estimated $2.18 million combined in the SOPEC Electric Aggregation Program since January 2024!

The AEP Ohio (local utility) Standard Service Offer ("SSO" and also known as the "Price to Compare") will be $0.0997/kWh beginning June 1, 2025. Starting with the June 2025 meter read, the SOPEC Electric Aggregation Program rate for Upper Arlington will be $0.09756 per kWh, utilizing 100% renewable energy supply.

Rates at a Glance:

- SOPEC Electric Aggregation Program: 9.756 cents per kWh
- June 2025 AEP Ohio SSO: 9.97 cents per kWh (varies throughout year)

How do I join this program? If you are already enrolled, there is nothing you need to do. To check your eligibility or to join the program, call SOPEC's supplier AEP Energy at 1-877-648-1937.

Check in on your rates on the SOPEC website:

SOPEC

City of Upper Arlington

www.sopec-oh.gov

SOPEC's Energy Efficiency Tips for Renters

If you live in an apartment or house that you rent, you may not be able to upgrade the furnace or windows, but you can still save money on electric and gas bills (and improve the comfort of your home) with these easy, low cost tips!

STOP AIR LEAKS
Action: Apply weatherstripping to doors and windows to stop cold air from coming in, or install plastic window insulation films. A rolled up towel can block drafts under doors.
Why it helps: Stopping drafts keeps the warm or cool air you paid for inside your home.

ADJUST THE THERMOSTAT
Action: Set your thermostat temperature lower in the winter and higher in the summer. If you'll be away from home for more than a few hours, set the temperature back a few more degrees.
Why it helps: Every degree you set your thermostat closer to the outdoor temperature will save money on heating and cooling costs.

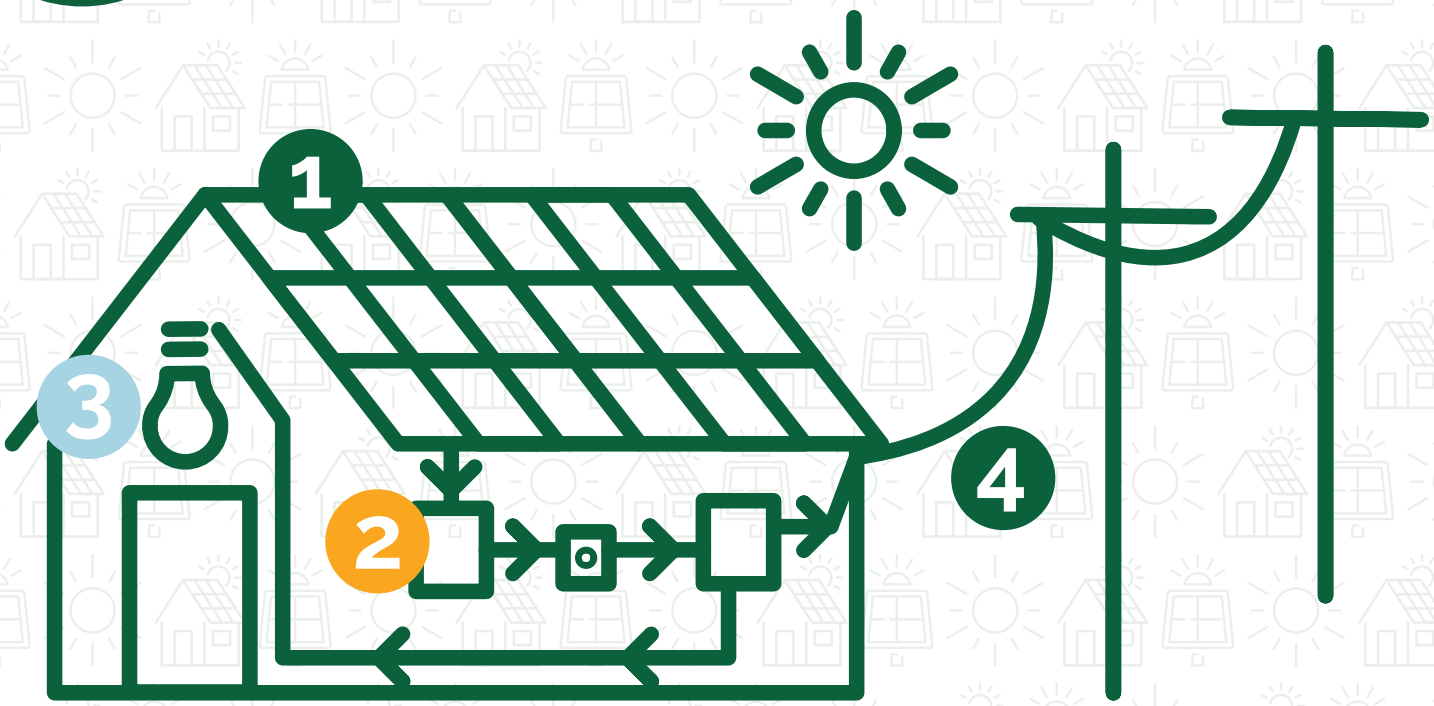
SWITCH TO LED LIGHTS
Action: Choose long-lasting LED bulbs when you need to replace a bulb, especially in areas where lights are used often.
Why it helps: LED bulbs use about 75% less energy and last up to 25 times longer than other lightbulbs.

CHECK FILTERS AND COILS
Action: Vacuum the dust from underneath and behind your refrigerator and from your heat or AC vents. Change furnace filters every three months.
Why it helps: Keeping your refrigerator coils and HVAC system free of dust helps them not waste energy.

CLOSE CURTAINS AND BLINDS
Action: In the summer, keep window coverings closed on south facing windows. In the winter months, open the curtains to let the sun warm the room.
Why it helps: Curtains and blinds can help to manage energy costs by keeping your home warmer in the winter and cooler in the summer.

USE LESS HOT WATER
Action: Wash clothes with cold water. Run dishwashers and washing machines only when full.
Why it helps: 90% of the energy to run a washing machine is used to heat the water. Using cold water saves energy and makes your clothes last longer.

A SOPEC Explanation of How Solar Works



1. Solar panels convert sunlight to direct current (DC) electricity.

2. Inverter converts electricity from direct current (DC) to alternating current (AC).

3.Your home/ business consumes the electricity produced by your solar system.

4. Solar array connects to the grid, allowing you to recieve electricity even when the solar panels aren't producing.

What is Net Metering?

Each billing month, when a customer's electricity consumption exceeds on-site solar generation, your utility will charge for any net consumption of electricity supply at the generation/supply rate per kilowatt-hour (kWh). When a customer's on-site solar generation exceeds electricity consumption, your utility will credit customers for net solar production onto the local grid at the generation/supply rate per kWh.

Terms to Know:

- **Solar Array:** Multiple solar panels wired together, which produce electricty when sunlight hits them.
- **Inverter:** Device that converts the electricity produced by your solar panels from direct current to alternating current, which can be used by your home.
- **Kilowatt-hour (kWh):** A Kilowatt-hour is a measurement of the electricity produced by your system. The amount of kWh produced by one kW of solar varies by location.

Is Solar Energy Right for My Home or Business?

1 Conserve Energy

If your building is inefficient, solar power will be wasted through leaks and drafts. Get an energy audit to find ways to cut electricity use before installing solar. Lowering energy demand reduces the system size you need and can save thousands.

2 Know the Rules

Check your community's rules for solar installations, which may differ between residential and commercial zones. Systems must also meet Ohio laws and your utility's regulations.

3 Plan Location and Budget

Most solar systems are roof-mounted, but if the roof is shaded or structurally unsuitable, a ground-mounted system can be used at higher cost. Solar is a major investment that can be purchased outright, financed with a loan, or leased through a power purchase agreement, each with its own advantages and drawbacks.

4 Select a Solar Installer

Request quotes from several solar installers and ask for a complete cost breakdown, including any available federal tax credits. Inquire about financing options such as loans, lines of credit, power purchase agreements, or cash payments. Choose an installer that handles government and utility requirements for grid interconnection. Confirm that the installer is licensed and employs a certified electrician. Look for credentials like NABCEP or the ETA certification.

5 Connect to the Grid

After choosing your installer, securing financing, and scheduling installation, review key details before finalizing: warranty and maintenance terms, insurance and liability needs, and any applicable taxes or credits. Once approved by the utility and safety checks are complete, your panels will begin generating power.

SOPEC

Member

www.sopec-oh.gov

Electric Vehicle Charging Infrastructure Initiative

Southeast to Southwest Ohio Responsive Interregional Deployment of Electrification Solutions (RIDES)

What is RIDES?

SOPEC's Responsive Interregional Deployment of Electrification Solutions (RIDES) project plans to deploy up to 60 new public charging stations between Southeast and Southwest Ohio with $16.7 million of federal grant funding from two Charging & Fueling Infrastructure (CFI) awards. The RIDES program will significantly bolster electric vehicle (EV) charging infrastructure to support regional travel and tourism, enhance accessibility for EV users, and expand economic opportunities from Athens to Dayton and beyond. **Learn more at www.sopec-oh.gov/RIDES.**

Who is SOPEC?

The Sustainable Ohio Public Energy Council (SOPEC) is a regional council of governments that functions as a shared energy office dedicated to providing innovative and sustainable energy solutions in Ohio.

What are the benefits of electrifying your fleet?

- Less maintenance (and lower associated costs)
- Lower cost of fuel
- Lower total cost of ownership
- Passive fueling (overnight, while vehicle is parked)
- Quieter
- Less pollution
- Better torque/power
- Contribute to emissions reduction goals

Scan the QR code to link to resources from the Electrification Coalition:

2026

Winter: RIDES vendor(s) selected, pre-construction meetings begin

2027

Spring: charging stations designed
Summer/fall: construction begins

2028

Charging stations operational

OHIO SOLAR ASSESSMENT PROGRAM

Are you a rural small business owner or an agricultural producer?

Schedule a **FREE** solar assessment!

LEARN MORE!

WHY SOLAR?

- 25% USDA REAP grant available
- 30% federal tax credit on the total solar power investment
- Bonus tax credits available
- Bonus depreciation to reduce tax liability
- Lower monthly electricity bills
- Zero-emission on-site power
- Creates prevailing-wage solar jobs

SOPEC

Sustainable Ohio Public Energy Council

www.sopec-oh.gov

OHIO REAP GRANT ASSISTANCE PROGRAM

WHAT IS REAP?

REAP is a grant that provides a 25% grant on eligible renewable energy systems and energy improvement costs.

HOW DOES THIS PROGRAM HELP?

SOPEC offers direct assistance to eligible Ohio rural small businesses and agricultural producers by helping prepare their REAP grant application at no cost!

ELIGIBLE PROJECTS:

- Biomass
- Geothermal
- Hydropower
- Hydrogen
- Wind generation
- Solar generation
- Ocean generation
- High efficiency HVAC
- Insulation
- Lighting
- Cooling or refrigeration units
- Doors and windows
- Electric, solar or gravity pumps for sprinkler pivots
- Switching from a diesel to electric irrigation motor
- Replacement of energy-inefficient equipment

LEARN MORE!

Find SOPEC on social media!

ATTACHMENT 2:

Customer References

SOPEC's Customer References:

1. Meg Maloney
   Sustainability Manager
   City of Dayton
   Meg.Maloney@daytonohio.gov
   (937) 333-3623

2. Aaron Sorrell, AICP
   Assistant City Manager
   City of Huber Heights
   asorrell@hhoh.org
   (937) 237-5819

3. Jacolyn Thiel
   Assistant City Manager
   City of Upper Arlington
   jthiel@uaoh.net
   (614) 583-5043

4. Joshua Rauch
   City Manager
   City of Riverside
   jrauch@riversideoh.gov
   (937) 233-1801 x 227

SOPEC would be happy to provide additional references upon request.

ATTACHMENT 3:

Sample Opt-out Letter

SOPEC
Sustainable Ohio Public Energy Council

HUBER HEIGHTS
Come Grow With Us!

AEP ENERGY
An AEP Company

December 22, 2025

<First> <Last> or Current Resident

<Mailing Address>

<Mailing City>, <Mailing State> <Mailing Zip

Welcome to the SOPEC Electric Aggregation Program!

Dear <First> <Last>:

Your community previously voted in favor of electric aggregation, a program authorizing your local officials to negotiate an electricity supply rate and terms from a retail electric service provider. The elected officials of the City of Huber Heights continue to represent you through SOPEC, a council of governments aggregator. AEP Energy is SOPEC's preferred electricity service provider that serves the community through the SOPEC Electric Aggregation Program. Join your neighbors in the program to begin enjoying the benefits!

IMPORTANT INFORMATION FROM
THE SUSTAINABLE OHIO PUBLIC ENERGY COUNCIL
AND AEP ENERGY REGARDING YOUR ELECTRICITY
SERVICE AT

<ADDRESS>

CUSTOMER CODE: <CUSTOMER CODE>

How the Program Works:

- This program is simple, and you do not need to do anything to enjoy the perks of the program. There is no cost to enroll and there are no switching fees.
- Beginning with your next available meter read date, you will receive a rate of **$0.08951 per kWh** continuing until your **June 2026**[1] meter read date with 100% renewable energy.[2]
- Your local utility, AES Ohio will send you a confirmation letter after your enrollment has been completed.
- Prior to the end of this program, if the program renews for a new term, then an opt out notice will be sent to you. Resets are based on different factors, which include applicable industry charges, wholesale market conditions, AES Ohio's price to compare and electricity supply sources. Individual customers have the option to select a non-renewable product for the same term. To select this option, you should call 1-877-648-1937.

How You'll Benefit:

Competitive Program Pricing
Your 100% renewable electricity generation rate will be reset in June to ensure you receive a competitive rate.

Clean Energy & Sustainability
Shift to clean energy to help reduce emissions and improve our environment.

Convenience
Continue to receive and pay one bill from the local utility. Your local utility will continue to provide emergency and maintenance service.

Customer Choice
Get the same service with better rates. If you are not satisfied with the program, you can leave at any time without any fees.

How to Opt Out of the Program:

We've got you covered, and you are automatically enrolled in the program. However, if you do not wish to participate in the program, you must opt out by January 12, 2026. There are three ways to opt out:

Visit us online at
AEPenergy.com/Huberheights-optout

Call 1-877-648-1937
Mon - Fri from 8 a.m. to 7 p.m.
Sat from 9 a.m. to 1 p.m. ET

Mail form
Complete and mail the Opt Out Election Form below.

For more information, please see the Frequently Asked Questions on the back of this letter.

Respectfully,

Steve Patterson
Steve Patterson
Chairman, Sustainable Ohio Public Energy Council

Brian P. Whitlatch
Brian P. Whitlach
Sr. Vice President, Customer Solutions, AEP Energy

The SOPEC Electric Aggregation Program Opt Out Election Form

AEP ENERGY
An AEP Company

<QR Code>

For Service Address:
<Customer Name>
<Service Address>
<City>, <State> <Zip code>

☑ **I elect not to participate in the SOPEC Electric Aggregation Program**
Customer Code: <Customer Code>
Choice Service ID: <Account Number>

Please mail completed form to:
AEP Energy / SOPEC Electric Aggregation Program
PO Box 340
Zelienople, PA 16063-2300

This form must be postmarked no later than January 12, 2026 for your opt out to be effective.

Phone (___)_____Email _____

Account Holder Name _____ Signature _____ Date: _____

Enclosed Terms & Conditions Version: 08.12.25OH_SOP-Huber_ECO_AGG_SC&ResCon
Letter Version: DPL25.12.22_SOPR-HUBER_AGGR_AQ & DPL25.12.22_SOPSC-HUBER_AGGR_AQ_1

Frequently Asked Questions

What is the SOPEC Electric Aggregation Program? Under the SOPEC Electric Aggregation Program, SOPEC acts on behalf of its electricity consumers to select an electricity supply provider who, through the power of volume buying, is able to secure electricity at competitive prices. The PUCO has taken steps to ensure that Ohio's competitive electricity environment is consumer-friendly. Voters in each of the SOPEC member communities (including your community) approved this aggregation program and each SOPEC member community also passed an ordinance adopting SOPEC's Electric Aggregation program. SOPEC has selected AEP Energy as its preferred electricity supply provider to serve the residents of SOPEC's member communities beginning with your next available meter read date and will continue to your June 2026 meter read date.

Who is AEP Energy? AEP Energy is a certified Competitive Retail Electric Service (CRES) provider that provides electricity supply to customers at market-based prices rather than regulated rates offered by your local utility.

Why did SOPEC select AEP Energy as its provider? SOPEC selected AEP Energy because they were able to propose a program that in SOPEC's judgment, offered the best overall value for eligible households and businesses in SOPEC communities.

How do I enroll? You don't have to do anything to enroll. All eligible customers will be automatically included in the program unless you choose to opt out. If you opt out, you will continue to be served by AES Ohio's standard service offer or until you choose an alternative electric service provider. However, if you do not respond to this letter, AES Ohio will complete the enrollment process. **As a part of the enrollment process, you will also receive a notice from AES Ohio confirming your decision to enroll with AEP Energy. Simply review the letter - if you are pleased with the SOPEC Electric Aggregation Program, simply ignore that letter.** No deposits are required to enroll.

What is my rate? You will receive a 100% renewable electricity generation rate of **$0.08951** per kWh beginning with your next available meter read date and will continue to your June 2026 meter read date.

When will this program start? The SOPEC Electric Aggregation Program will begin with your next available meter read date and will continue to your June 2026 meter read date.

Where do I send payment? You will continue to receive one bill each month from AES Ohio. The amount that you owe to AEP Energy will be stated separately on your bill and you will continue to send payments to AES Ohio only.

Who do I call to report a power outage or issues with my electricity service? You will continue to call your local utility for outage reporting, emergencies, and maintenance issues.

Is budget billing available? A Budget Billing Plan is available for AEP Energy's charges (Generation charges) for residential customers only. The Budget Billing Plan levels your monthly payments to even out the seasonal highs and lows of your monthly bills. You'll have more certainty and can better manage your electricity expenses. Please visit www.AEPenergy.com for more information. Your local utility may also offer a Budget Billing Plan for all other charges not related to AEP Energy's charges.

Can I cancel at any time? Yes, you may cancel without penalty and switch to another provider or revert back to the local utility. Should you cancel your service with AEP Energy and return to standard offer service with your local utility, you may or may not be served under the same rates, terms and conditions that apply to other utility customers. At least every three years, AEP Energy will provide you notice of your ongoing right to opt out, rejoin or remain in the SOPEC Electric Aggregation Program.

If I opt out initially, can I choose to join the program at a later date? Yes, if you opt out initially and change your mind later on, you may join by calling AEP Energy at 1-877-648-1937. ***There are no fees to join the program at a later date.***

What happens if I move? If you move to another location within the City of Huber Heights, you will be able to continue participating in the program. If you leave the City of Huber Heights, you will no longer be eligible to participate.

Is net metering available? Net metering is available to SOPEC customers. If you have onsite generation located on your premise and meet all the eligibility requirements, you can qualify for SOPEC's net metering billing program. During any billing cycle if your on-site generation exceeds your consumption, you will receive a credit for the excess generation multiplied by the locational marginal prices for the hours posted 7 a.m. to 7 p.m. During any billing cycle if your on-site generation does not exceed your consumption, you will receive a credit for excess consumption multiplied by the applicable program price. Please refer to the Terms and Conditions, Section 17, for additional information about the net metering program.

What is renewable energy? Renewable energy comes from sources that are constantly and sustainably replenished such as wind, solar or hydro. AEP Energy's renewable energy plan is produced from 100% wind power and is Green-e® Energy certified. AEP Energy is purchasing Renewable Energy Certificates ("RECs") from such sources for the SOPEC Electric Aggregation Program. Purchasing RECs can provide environmental benefits because they support development of renewable energy generation resources. Renewable energy resources have lower greenhouse gas emissions than traditional energy resources.

AEP Energy is a competitive retail electric service provider and an affiliate of Ohio Power Company (AEP Ohio). AEP Energy is not soliciting on behalf of and is not an agent of AEP Ohio.

Unless you affirmatively opt out by January 12, 2026, you will be automatically enrolled if you: a) have an eligible residence or business located in the specified city receiving electric service from AES Ohio or AEP Energy (in the AES Ohio service territory) and b) are not enrolled in the PIPP program. Participation in the program is subject to the Terms & Conditions of the Agreement between SOPEC and AEP Energy. [1]AEP Energy's price excludes utility distribution and transmission charges and other utility charges and fees. There is no guarantee of savings under the Aggregation Program. You may terminate your agreement early without penalty. [2]Green-e Energy® certifies that AEP Energy's 100% renewable energy plan meets the minimum environmental and consumer protection standards established by the non-profit Center for Resource Solutions. For more information on Green-e Energy® certification requirements, write to Green-e Energy, 1012 Torney Ave., 2nd Floor, San Francisco, CA 94129 or log on to www.green-e.org. For more information, call toll free 1-877-648-1937, write to: AEP Energy, PO Box 340, Zelienople, PA 16063-2300, or visit AEPenergy.com.

If you have any additional questions, please contact the AEP Energy Customer Care Team toll free at **1-877-648-1937**, Monday – Friday from 8 a.m. to 7 p.m. and Saturday from 9 a.m. to 1 p.m. ET

94% Overall Customer Satisfaction Rating

BBB ACCREDITED BUSINESS BBB Rating: A+

An Accredited Member Since 2009

Over 100 Years of Industry Experience

AEP ENERGY
An AEP Company

RESIDENTIAL & SMALL COMMERCIAL
TERMS & CONDITIONS ("Agreement")
Variable Price

TERM	GENERATION SERVICE CHARGES	CANCELLATION FEE	CONTRACT RENEWAL
Up to the June 2027 meter read date(s) ("Term").	Product is **Variable. See Section 2 for details.** **Residential & Small Commercial Customers:** Beginning with your next available meter read date and continuing to your June 2026 meter read date, $0.08951 per kWh for Green-e® Energy Certified nationally wind-generated renewable energy certificates equal to 100% of your usage, and Generation Service. Price excludes taxes, utility Distribution Service charges, Transmission Services and other Non-bypassable utility charges and fees. At and after your June 2026 meter read date, SOPEC will publish or otherwise make available to you (via mail notification) the applicable price with respect to the relevant period. **See Section 18 for details.**	You may cancel at any time during the Term without penalty, for any reason by providing AEP Energy with thirty (30) calendar days' prior written or verified telephone notice. **See Section 6 for details.**	Your Agreement will terminate after the initial term. **See Section 8 for details.**

TERMS AND CONDITIONS: These Terms and Conditions (this "Agreement") are your agreement for Generation Service with AEP Energy, Inc. ("AEP Energy"). Please keep a copy of this Agreement for your records. AEP Energy is certified by the Public Utilities Commission of Ohio ("PUCO") to offer and supply Generation Service in Ohio. As a Competitive Retail Electric Service ("CRES") provider, AEP Energy will supply the electric generation services to the interconnection (the "Delivery Point") of your local electric public utility or any successor entity that distributes electricity to you ("EDU") based on your usage. Your local electric public utility will continue to be your EDU. All of your retail electric energy service will be supplied and delivered under the Sustainable Ohio Public Energy Council's ("SOPEC") aggregation program (the "Program"), which is governed by the Government Aggregation Master Retail Electric Supply Agreement dated July 19, 2019 between SOPEC and AEP Energy as amended (the "SOPEC Agreement"). You participate in the Program either by (1) not electing to opt out of the Program (i.e., by not returning a completed Program "opt-out" election form (as included in any informational letter provided with this Agreement) or by not otherwise contacting AEP Energy as described) or (2) being an eligible customer residing in the relevant jurisdictional territory applicable under the SOPEC Agreement (not otherwise included in the most recent "opt-out" process) that enters into this Agreement (at the same price offered under most recent "opt-out" process) directly with AEP Energy, in each case, subject to any exercise of your rescission right (as described under "Right of Rescission"). Your EDU then distributes or delivers the electricity to you. Your Distribution Service will remain with your current EDU, which is regulated by the PUCO. Your EDU also will continue to read your meter, provide your monthly bill and respond to emergencies. The words "we", "us", and "our" refer to AEP Energy, and the words "you" and "your" refer to the customer.

CERTAIN DEFINITIONS: "Competitive Retail Electric Service Provider" or "CRES" provider means, as defined by Chapter 4901:1-21 of the Ohio Administrative Code applicable to electric service providers, an entity that sells electric energy to retail customers in Ohio. "Generation Service" means the production of electricity. "Generation-Related Charges" means those charges or costs associated with the production, procurement and supply of electricity. "Non-bypassable utility charges and fees" means those EDU charges and fees payable by you regardless of whether the EDU or a CRES provider provides Generation Service. "Transmission Services" means moving high voltage electricity from a generation facility to the distribution lines of an EDU, which is either bypassable or non-bypassable to you, as determined in accordance with your Distribution Service. "Distribution Service" means the physical delivery of electricity to customers by the EDU. "Billing Cycle" means, with respect to a customer account, the monthly period between meter read dates during the Term.

RIGHT OF RESCISSION: Once you have been enrolled to receive Generation Service from AEP Energy, your EDU will send you a confirmation letter. You have the right to rescind your enrollment without penalty within seven (7) calendar days following the postmark date of the confirmation letter by contacting your EDU orally at the designated toll-free or local number in such letter or in writing and following the instructions contained in the letter.

OTHER IMPORTANT DISCLOSURES. In the event a third party was involved in this Agreement, including, without limitation, a broker or a shopping website, or you are part of a municipal aggregation, the pricing contained herein may be inclusive of a broker fee. **Price Comparison Qualification:** Please be advised that the EDU's standard offer service rates generally change from time to time. AEP Energy therefore does not provide any guarantee of savings in comparison to the EDU's standard offer service rates during the Term of this Agreement. If you received any price comparison(s) in connection with your enrollment, by accepting this offer from AEP Energy, you understand and agree that AEP Energy has informed you, prior to entering into this Agreement, that no guarantee of savings during the Term is being provided.

1. Eligibility. Customers must reside within the relevant jurisdictional territory applicable under the SOPEC Agreement. Residential customer accounts that are on residential rates codes and are not enrolled in the Percentage of Income Payment Plan Plus Program (PIPP Plus) and non-national account small commercial customers with annual usage less than 700,000 kWh are eligible for this offer from AEP Energy. AEP Energy reserves the right to refuse enrollment to any customer that is not current on their Non-bypassable utility

charges and fees, unless the customer has entered into a plan with their EDU to discharge any arrearages owed to the EDU.

2. Price. Pursuant to PUCO Case No. 14-568-EL-COI and PUCO guidelines, the retail electric product herein is being defined as "Variable". Starting with the first Billing Cycle of this Agreement through the last Billing Cycle of the "Term" (as listed in the table above), you agree to pay AEP Energy the price stated in the table above under "Generation Service Charges" or, with respect to the relevant period at and/or after your June 2026 meter read date, the price SOPEC publishes or otherwise makes available to you (via mail notification), as applicable, for all kilowatt-hours ("kWh") of all applicable combined Generation Service and Generation-Related Charges metered by the EDU. After your June 2026 meter read date, AEP Energy and SOPEC will determine your price based on different factors, which may include applicable industry charges, wholesale market conditions and electricity supply sources. You are responsible for, and your price does not include, applicable state and local taxes and/or Non-bypassable utility charges and fees, which will be billed by the EDU. In addition to AEP Energy's charges, you will be charged by your EDU for Distribution Service, Transmission Service, and other Non-bypassable utility charges and fees. The PUCO does not regulate AEP Energy's prices. An average residential customer, using 750 kWh of electricity on a monthly basis, would incur approximately $40 to $50 per month in such EDU charges and fees. Note that if, due to a change in market conditions, we wish to lower the price per kilowatt hour charged to you under this Agreement, we may do so without your consent, provided there are no other changes to the terms and conditions of this Agreement. Subject to the terms and conditions of the SOPEC Agreement, in the event that there is any new, or any change in existing, statute, rule, regulation, order or other law, or procedure, tariff, rate class or other process or charge, or any change in any interpretation or application of any of the foregoing, promulgated by any judicial, regulatory, administrative, or governmental authority, EDU, Regional Transmission Organization ("RTO") or other regulated service provider (a "Change in Law"), and such Change in Law results in AEP Energy incurring additional or increased costs or expenses or other adverse economic effects relating to providing the services contemplated herein (collectively, "Additional Costs"), AEP Energy may pass through to you any such Additional Costs. Furthermore, Additional Costs may be assessed to you as prescribed by the PUCO.

3. Term (Length of Agreement). Your service from AEP Energy will begin on the start of service date determined by the EDU, and this Agreement shall be considered executed by AEP Energy, following: (a) the end of the seven (7) day rescission period and (b) acceptance of your enrollment by your EDU, and will continue for the Term (as listed in the table above), unless otherwise terminated, ending on the date your EDU effectuates your switch back to EDU standard offer service or to another CRES provider. Your meter read date and the date of initiation of service are determined by your EDU; therefore, we are not liable for any resulting delay in commencement of your service. This contract does not automatically renew.

4. Billing. Unless AEP Energy notifies you otherwise, you will continue to receive a single bill, typically on a monthly basis, from your EDU that will contain both your EDU and AEP Energy charges (and you acknowledge that your billing and payment information may be provided to AEP Energy). AEP Energy offers budget billing for the generation portion of the bill to residential customers only; provided, however, that AEP Energy reserves the right not to make budget billing available to Net Metering Customers (as hereinafter defined). You will be responsible for payment of the utility consolidated bill in accordance with applicable EDU billing rules and procedures. Failure by you to pay your EDU bill or meet any agreed-upon payment arrangement could result in service termination in accordance with your EDU's tariff and the termination of your contract with AEP Energy. Upon termination you will be returned to your EDU's applicable tariff service or you may switch to another CRES provider. AEP Energy reserves the right to issue an invoice to you directly. Such invoice would contain AEP Energy's charges for your retail electric energy service and may also contain applicable taxes and all of the EDU's applicable charges. If at any time AEP Energy must send you a bill directly for the supply service provided under this Agreement, and if you do not pay the full amount owed to AEP Energy by the due date of the bill, a late payment fee with respect to amounts owed to AEP Energy of one and one-half percent (1.5%) of the outstanding balance per month, or the maximum legally allowed interest rate, whichever is lower, until such payment is received by AEP Energy, will apply. If AEP Energy bills you directly for our services, AEP Energy may terminate this Agreement with fourteen (14) calendar days' written notice should you fail to pay the bill or meet any agreed-upon payment arrangements with respect to amounts owed to AEP Energy. Upon termination you will be returned to your EDU as a customer. You will remain responsible to pay AEP Energy for any electricity used before this Agreement is terminated as well as any late payment charges.

5. Switching Fees and Exceptions. Your EDU may charge you a switching fee. AEP Energy will be responsible for any switching fees incurred by you to take service from AEP Energy under this Agreement.

6. Cancellation/Termination Provisions/Failure to Pay/AEP Energy Default. If this Agreement is not rescinded during the rescission period, your enrollment will be sent to your EDU. You may terminate this Agreement, without penalty, (A) for any reason by providing AEP Energy with thirty (30) calendar days' prior written or verified telephone notice and (B) if you move outside AEP Energy's service area or into an area where AEP Energy charges a different price, by providing AEP Energy with a thirty (30) calendar day written notice prior to such move. Any failure to pay your bill or meet any agreed-upon payment arrangements with respect to amounts owed to AEP Energy shall be deemed a breach of this Agreement permitting AEP Energy to terminate this Agreement upon fourteen (14) calendar days' advance written notice. You will remain responsible to pay AEP Energy for any electricity supply used before this Agreement is cancelled or terminated for any reason, as well as any late fees (if applicable as described in the "Billing" section above). Should you cancel service with AEP Energy and return to standard offer service with your EDU, you may not be served under the same rates, terms, and conditions that apply to other EDU customers. Upon AEP Energy's material failure to provide Generation Service to you as required hereunder, AEP Energy shall owe you liquidated damages in the amount of the greater of (a) Market Value (as hereinafter defined) less Contract Value (as hereinafter defined) or (b) zero ("Liquidated Damages"); provided, however, that no material failure will be deemed to have occurred if (i) AEP Energy has not been given the opportunity to cure such material failure within 30 days after receiving written notification from you of such material failure, or (ii) such material failure is the result of a Force Majeure Event (as hereinafter defined). "Market Value" means the lesser of (i) the applicable EDU standard offer service rates *multiplied by* the Remaining Performance (as hereinafter defined) or (ii) the amount a bona fide third party retail customer would pay for the Remaining Performance at retail market prices as of the termination date. "Contract Value" means the amount that would have been owed by you under this Agreement for the Remaining Performance had this Agreement not been terminated early. "Remaining Performance" means the remaining performance, in kWhs, under this Agreement for the remainder of the Term had it not been terminated early. AEP Energy shall calculate the Liquidated Damages in its commercially reasonable discretion, including where applicable AEP Energy estimates of market prices and forward market prices. The parties acknowledge and agree that the Liquidated Damages constitute a reasonable approximation of harm or loss, and is not a penalty or punitive in any respect.

7. Your Consent and Information Release Authorization. By accepting this offer from AEP Energy, you understand and agree to the terms and

conditions of this Agreement with AEP Energy. You authorize AEP Energy to obtain information from the EDU that includes, but is not limited to: your billing history, payment history, historical and expected electricity usage, meter-readings, characteristics of electricity service, address, telephone number, and account number(s) for purposes of operation, maintenance, assignment, and transfer of your account.

8. Contract Expiration. At the end of its Term, this Agreement will expire. As prescribed by the PUCO, at least every three (3) years, you will be given the opportunity to "opt-out" of the Program at no cost. You are responsible for arranging your electric supply upon the expiration of this Agreement.

9. Dispute Procedures. Contact AEP Energy with any questions concerning the terms of service, billing, disputes and complaints by phone at 1-877-648-1937 (toll-free), Monday through Friday, 8:00 am - 7:00 pm and Saturday, 9:00 am - 1:00 pm, Eastern Time or in writing at AEP Energy, 1 Riverside Plaza, 20th Floor, Columbus, OH 43215, Attn: Customer Care. Our web address is AEPenergy.com/contact-us. If your complaint is not resolved after you have called AEP Energy and/or your electric utility, or for general utility information, you may contact the Public Utilities Commission of Ohio (PUCO)for assistance at 1-800-686-7826 (toll free) from 8:00 AM - 5:00 PM ET weekdays or at www.PUCO.ohio.gov. Hearing or speech impaired customers may contact the PUCO via 7-1-1 (Ohio relay service). The Ohio Consumers' Counsel (OCC) represents residential utility customers in matters before the PUCO. The OCC can be contacted at 1-877-742-5622 (toll free) from eight a.m. to five p.m. ET weekdays, or at http://www.pickocc.org.

10. Miscellaneous. You have the right to request from AEP Energy up to twenty-four (24) months of payment history, without charge. Your social security number, account number(s), or any of your customer information will not be released without your express written consent except in accordance with rules 4901:1-21-06 and 4901:1-21-10 of the Ohio Administrative Code. AEP Energy assumes no responsibility or liability for the following items that are the responsibility of the EDU: operation and maintenance of the EDU's electrical system, any interruption of service, termination of service, or deterioration of the EDU's service. In the event of a power outage, you should contact your EDU. Any notice, demand or other communication to be given hereunder, including, without limitation, any termination notice, shall be in writing and sent to the address or email address maintained on file for you. By providing AEP Energy your email address, you agree to receive notices electronically, where permitted under applicable law. This Agreement supersedes all prior written or oral agreements or understandings. AEP Energy's environmental disclosure statement is available for viewing on our website at AEPenergy.com. You agree that AEP Energy will make the required quarterly updates to the statement electronically on our website. We will also provide the information to you upon request. **AEP Energy is a competitive retail electric service provider and an affiliate of Ohio Power Company (AEP Ohio). AEP Energy is not soliciting on behalf of and is not an agent of AEP Ohio.**

11. Warranty and Force Majeure. AEP Energy warrants title to all electricity sold hereunder. THE WARRANTY SET FORTH IN THE PRECEDING SENTENCE IS EXCLUSIVE AND AEP ENERGY EXPRESSLY DISCLAIMS ALL OTHER WARRANTIES, WHETHER STATUTORY, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR ARISING OUT OF ANY COURSE OF DEALING OR PURPOSE OR USAGE OF TRADE. AEP Energy will make commercially reasonable efforts to provide your electric service, but does not guarantee a continuous supply of electricity. Certain causes and events are out of the reasonable control of AEP Energy ("Force Majeure Events") and may result in interruptions in service. AEP Energy is not liable for damages caused by acts of God, changes in laws, rules or regulations or other acts of any governmental authority (including the PUCO and/or RTO) that physically prevents or legally prohibits AEP Energy from performing under the terms of the Agreement, accidents, strikes, labor troubles, required maintenance work, inability to access the EDU's system, nonperformance by the EDU, terrorism, sabotage, or any other cause beyond AEP Energy's reasonable control. If a Force Majeure Event occurs which renders AEP Energy unable to perform in whole or in part under this Agreement, our performance under this Agreement shall be excused for the duration of such event.

12. REMEDIES. UNLESS OTHERWISE EXPRESSLY PROVIDED HEREIN, ANY LIABILITY UNDER THIS AGREEMENT WILL BE LIMITED TO THE LIQUIDATED DAMAGES IN SECTION 6 AS THE SOLE AND EXCLUSIVE REMEDY, AND ALL OTHER REMEDIES OR DAMAGES AT LAW OR IN EQUITY ARE WAIVED. NEITHER PARTY WILL BE LIABLE TO THE OTHER PARTY OR ITS AFFILIATES FOR CONSEQUENTIAL, INCIDENTAL, SPECIAL, PUNITIVE, TREBLE, EXEMPLARY OR INDIRECT DAMAGES, INCLUDING LOST PROFITS OR OTHER BUSINESS INTERRUPTION DAMAGES, WHETHER IN TORT OR CONTRACT, UNDER ANY INDEMNITY PROVISIONS OR OTHERWISE IN CONNECTION WITH THIS AGREEMENT. THE LIMITATIONS IMPOSED ON REMEDIES AND DAMAGE MEASUREMENT WILL BE WITHOUT REGARD TO CAUSE, INCLUDING NEGLIGENCE OF ANY PARTY, WHETHER SOLE, JOINT, CONCURRENT, ACTIVE OR PASSIVE AND SHALL SURVIVE TERMINATION, CANCELLATION, SUSPENSION, COMPLETION OR EXPIRATION OF THIS AGREEMENT; PROVIDED NO SUCH LIMITATION SHALL APPLY TO DAMAGES RESULTING FROM THE WILLFUL MISCONDUCT OF ANY PARTY.

13. Your Liability. You assume full responsibility for retail electricity supplied to you at and after the Delivery Point.

14. Assignment. You shall not assign this Agreement or your rights hereunder without the prior written consent of AEP Energy. Subject to the terms and conditions of the SOPEC Agreement, AEP Energy may, upon prior written notice but without your consent, assign this Agreement to another licensed CRES provider, including any successor, in accordance with the rules and regulations of the PUCO.

15. Choice of Law; Severability. This Agreement shall be construed and enforced in accordance with the laws of the State of Ohio, including applicable rules of the PUCO, without giving effect to any conflicts of law principles which otherwise might be applicable. Any provision or section of this Agreement declared or rendered void, unlawful, or otherwise unenforceable shall not otherwise affect the lawful obligations that arise under this Agreement.

16. Contact Information; Notices. AEP Energy, 1 Riverside Plaza, 20th Floor, Columbus, OH 43215, Attn: Customer Care. For more information, call 1-877-648-1937, Monday through Friday, 8:00 am - 7:00 pm and Saturday, 9:00 am - 1:00 pm, Eastern Time or visit AEPenergy.com/contact-us. You agree and authorize that AEP Energy and/or its third-party service providers may listen to, monitor, and/or record your telephone calls with us and/or any of our affiliates, agents, and/or contractors as part of providing services under this Agreement. You expressly agree that these contacts are not unsolicited for purposes of any state or federal law. You also agree to receive communications from AEP Energy via email at the email address you provide (if any) to AEP Energy. It is your responsibility to notify AEP Energy of any changes to your contact information, including your email address.

17. Net Metering. On and subject to the terms and conditions set forth in this paragraph and in the SOPEC Agreement and upon AEP Energy's notification from the EDU of a Net Metering Customer, AEP Energy will offer net metering billing arrangements to customers that (A) have installed (at such customer's expense) adequate metering equipment (which may include metering that tracks electricity as it flows in each direction through the meter) that enables tracking of electricity flowing to and from the local

electric grid/EDU's distribution system and the generation facility(ies) (e.g., solar panels) with an EDU metering point for the Customer account on such premises in an area that is owned, operated, or leased by such Net Metering Customer or on a contiguous lot thereto (each facility and premises, subject to any safety or other conditions as may be determined by the EDU, "Onsite Generation") and (B) are otherwise eligible and satisfying (1) any and all applicable (x) EDU interconnection agreement, eligibility, and/or prescribed requirements (including the execution and ongoing continuation of a validly in-effect interconnection agreement with the EDU), (y) EDU review process(es) and review requirements of EDU rules/tariffs and of the PUCO, and (z) other laws, rules, regulations, guidelines, and standards; and (2) all other requirements and representations set forth in the SOPEC Agreement, including that the customer's billing method must allow for EDU-consolidated bill-ready billing (each, a "Net Metering Customer"). A net metering program in the applicable EDU load zone or equivalent market delivery point (including availability of the relevant metering information and calculations as provided by the EDU) must be available. AEP Energy will only enroll and continue the enrollment of any Net Metering Customer in a net metering billing arrangement that meets all eligibility requirements (including all requirements set forth in this paragraph and in the SOPEC Agreement and as set forth in all relevant EDU rules and tariffs and all applicable laws, rules, and regulations) at the time of such Net Metering Customer's enrollment and remaining true throughout the Term. A Net Metering Customer must fulfill all AEP Energy contractual and eligibility requirements, as determined by AEP Energy in its sole discretion, including that such Net Metering Customer must unconditionally agree in its net metering contract with AEP Energy to be removed from the EDU's net metering tariff and to not be credited by the EDU for excess generation. A Net Metering Customer's Onsite Generation must be: (i) fueled by solar, wind, biomass, landfill gas, or hydropower, or use a microturbine or a fuel cell; (ii) located on Net Metering Customer's premises (as described above in this paragraph); and (iii) operated in parallel with the EDU's transmission and distribution facilities. If the monthly usage data that the EDU reports to AEP Energy with respect to a Net Metering Customer's account is summary data (i.e., either a single usage value combining consumption and production or a single usage value for each of consumption and production), then monthly net usage consumption during such monthly Billing Cycle presented as a: positive value (i.e., such Net Metering Customer's electricity consumption exceeds on-site generation/production of electricity, any such positive value being "Excess Consumption") will result in such Excess Consumption being charged to the Net Metering Customer at the applicable price stated in the table above under "Generation Service Charges" or, with respect to the relevant period at and/or after the June 2026 meter read date, the price SOPEC publishes or otherwise makes available (via mail notification); and negative value (i.e., such Net Metering Customer's on-site generation/production of electricity exceeds electricity consumption, any such negative value being "Excess Generation") will result in such Excess Generation being credited to such Net Metering Customer's account in an amount equal to, within such monthly Billing Cycle, (A) the amount of such Excess Generation expressed in kWhs *multiplied by* (B) a per-kWh rate equal to the monthly average of all applicable RTO/EDU *real time* hourly locational marginal prices (LMPs) posted from 7:00 A.M. to 7:00 P.M. during the Billing Cycle (such resulting credit amount, the "Excess Generation Credit"). If the monthly usage data that the EDU reports to AEP Energy with respect to a Net Metering Customer's account is interval data (i.e., single hourly usage values combining consumption and production), then monthly net usage consumption during such monthly Billing Cycle presented as a: positive value (i.e., such Net Metering Customer's electricity consumption exceeds on-site generation/production of electricity, any such positive value being "Excess Consumption") will result in such Excess Consumption being charged to the Net Metering Customer at the applicable price stated in the table above under "Generation Service Charges" or, with respect to the relevant period at and/or after the June 2026 meter read date, the price SOPEC publishes or otherwise makes available (via mail notification); and negative value (i.e., such Net Metering Customer's on-site generation/production of electricity exceeds electricity consumption, any such negative value being "Excess Generation") will result in such Excess Generation being credited to such Net Metering Customer's account in an amount equal to, within such monthly Billing Cycle, the sum of the products of (A) the amount of such hourly Excess Generation expressed in kWhs *multiplied by* (B) the per-kWh rate equal to the applicable RTO/EDU *real time* hourly locational marginal price (LMPs) posted for each applicable hour (such resulting credit amount, the "Excess Generation Credit"). For each month of the Term, AEP Energy will make a true-up calculation that reflects the Net Metering Customer's Excess Generation Credit(s) applied and offset against Generation Service and Generation-Related Charges for the applicable billing period (each, a "True-Up"). The calculation of the True-Up will credit any previously unused Excess Generation Credit(s) applicable to the prior billing period(s). To the extent that such Excess Generation Credit(s) exceed the Generation Service and Generation-Related Charges due, such excess will be carried forward and credited against future Generation Service and Generation-Related Charges until fully discharged. At the end of the Term, if a Net Metering Customer has any unused Excess Generation Credit(s) that have not been offset against charged Generation Service and Generation-Related Charges, such unused Excess Generation Credit(s) will be distributed to such Net Metering Customer in the form of a check or gift card, subject to (i) applicable law and any tax reporting requirements and (ii) AEP Energy's satisfactory receipt of all documentation requested from such Net Metering Customer, including the U.S. Internal Revenue Service Form W-9, as applicable. For the avoidance of doubt, (x) Net Metering Customers will not be credited or reimbursed for any avoided Distribution Service, Transmission Service, or other Non-bypassable utility charges and fees, demand-related or capacity-related charges, or line losses, ancillary services, renewable portfolio standards (RPS), or taxes; (y) renewable energy credits (RECs) associated with a Net Metering Customer's Onsite Generation remain the property of such Net Metering Customer; and (z) AEP Energy shall perform all calculations under this paragraph using commercially reasonable methodologies. In the event that the EDU's, PJM's, and/or the PUCO's net metering tariff, rules, or regulations are terminated or changed in any manner prior to the end of the Term, AEP Energy (at its option, in its sole discretion, and upon written notice to relevant Net Metering Customers) may either (1) discontinue existing net metering arrangements, without penalty to either AEP Energy or the Net Metering Customers, or (2) amend existing net metering arrangements to the extent necessary to make them valid while still giving effect to the intent of the parties to the SOPEC Agreement.

18. Renewable Energy Certificates ("RECs"). The electricity supply provided to you during the term of this Agreement will include renewable energy certificates sourced from renewable resources of the type and in an amount equal to the percentage of your usage as stated in the table above under "Generation Service Charges." ECO-Advantage is a nationally wind-generated REC product, is Green-e® Energy certified, and meets the environmental and consumer-protection standards set forth by the nonprofit Center for Resource Solutions. For more information about Green-e Energy, visit www.green-e.org or contact energy@resource-solutions.org.

2025 PROSPECTIVE PRODUCT CONTENT LABEL[1]

AEP Energy's ECO-Advantage® is a Renewable Energy Certificate (REC) product and does not contain electricity. A REC represents the environmental benefits of 1 megawatt hour (MWh) of renewable energy that can be paired with electricity. For more information, see www.green-e.org/rec.

AEP Energy's ECO-Advantage matches 100% of your electricity usage. In 2025, ECO-Advantage will be made up of the following renewable resources.

Green-e Energy Certified New[2] Renewables in ECO-Advantage		Generation Location
-Wind	100%	National supply could be sourced from any of the following states including but not limited to: Texas, Iowa, Kansas and Minnesota.
TOTAL	100%	

1. These figures reflect the renewables that AEP Energy has contracted to provide. Actual figures may vary according to resource availability. We will annually report to you before August 1 of next year in the form of a Historical Product Content Label the actual resource mix of the RECs you purchased.

2. New or Repowered Renewables come from generation facilities that first began commercial operation within the past 15 years.

For comparison, the current average mix of resources supplying the United States includes: Coal (21.8%), Nuclear (18.9%), Oil (<1%), Natural Gas (38.3%), Hydroelectric (7.5%), Other Fossil (<1 %), and Renewables (20.1%; Hydropower 6.3%, Wind 9.2%, Biomass 1.3%, Solar 2.8%, and Other <1%). This resource mix was prepared in accordance with the U.S. Department of Energy/ Energy Information Administration.

The average home in the United States uses 11,000 kWh per year. Source: U.S. EIA, 2019.

For specific information about this product, please contact AEP Energy via phone at (866) 258-3782, by email at care@aepenergy.com, or visit AEPenergy.com.

Green-e Energy CERTIFIED

ECO-Advantage is Green-e Energy certified, and meets the environmental and consumer-protection standards set forth by the nonprofit Center for Resource Solutions. Learn more at www.green-e.org.

You have decided to purchase Renewable Energy Certificates for all or a portion of your total electricity usage through AEP Energy, Inc.'s (AEP Energy) ECO-Advantage[SM] Plan. AEP Energy does not purchase supplies of renewable electricity directly. Instead, AEP Energy purchases RECs, on your behalf, to offset your usage. RECs represent the environmental attributes and benefits of power generated from renewable resources. ECO-Advantage is Green-e Energy certified, and meets the environmental and consumer-protection standards set forth by the nonprofit Center for Resource Solutions. Learn more at www.green-e.org.

Price, Terms, and Conditions	
Green-e Energy CERTIFIED	AEP Energy's ECO-Advantage Plan is certified by Green-e Energy, which requires companies to provide their customers with this notice of Price, Terms and Conditions of service. You have the right to rescind your enrollment without penalty by contacting AEP Energy at the toll-free number specified below. Your rescission period depends upon the state in which your service area is located and is specified in your AEP Energy contract. For more information about Green-e Energy, write Green-e Energy, PO Box 29512, San Francisco, CA 94129 or log onto www.green-e.org.
Company:	AEP Energy, a competitive retail electric generation supplier and an affiliate of Ohio Power Company (AEP Ohio). Electricity is the product of a mix of generation energy sources that is delivered over a system of wires. Customers do not need to purchase electric generation supply from AEP Energy in order to continue to receive regulated service from their utility. Switching to AEP Energy is not mandatory and you have the option of remaining with your local distribution company for basic generation service. AEP Energy's Maryland license is IR-757.
Whom should I contact for more information?	AEP Energy Customer Care: 866-258-3782 or care@aepenergy.com AEP Energy, Inc. PO Box 340 Zelienople, PA 16063-2300 www.AEPenergy.com
How will I be billed?	Your utility will bill you for total electricity services. This invoice will include your contracted energy charge that is equal to the sum of your electric supply charge and your REC purchase.
How will my bill be calculated?	Based on a monthly average usage of 1,000 kWh, the following example provides you an estimate of your monthly power charge. This is an example only. Your actual bill will vary based on your use of electricity and the price per kWh of power in your AEP Energy contract. Monthly kWh usage: 1,000 Percentage of power: 100% Price per kWh of power: $0.047 Total power charge: $47.00

Will my rates change over time?	Your rate for renewable energy will not change during the initial term of your AEP Energy contract. Please refer to section 8 of your AEP Energy contract (Terms and Conditions) for information related to contract renewal.
What sources will be used in my certified product?	Please see the attached product content label.
If I want to terminate this agreement/ contract, what is the early termination fee?	Please refer to your AEP Energy contract (Terms and Conditions) for information related to any early termination fee.
What length of agreement/ contract is required?	Please refer to your AEP Energy contract (Terms and Conditions) for the term of your contract.
What other fees might I be charged?	For those customers who are invoiced by AEP Energy, late payments, including late interest payments, are subject to interest charges at the rate of one and one half percent (1.5%) per annum. If you do not make timely payments, the utility or AEP Energy may impose late fees and your service may be disconnected.
Where can I find the current and historic Green Product Content Labels.	The current product content label is attached to this document below. The current and historic product content labels are also available online at: AEPenergy.com/residential/renewable-energy

ATTACHMENT 4:

Sample Contract

CONFIDENTIAL

GOVERNMENT AGGREGATION
MASTER RETAIL ELECTRIC SUPPLY AGREEMENT

This Government Aggregation Master Retail Electric Supply Agreement ("Agreement") is entered into as of the following date: [ ] ("Effective Date"). The parties are the following:

AEP Energy, Inc. ("AEP Energy")	**[ ] ("Government Aggregator")** **Federal Tax ID:** _____
Address for Notices: 1 Riverside Plaza 20th Floor Columbus, OH 43215 Attn: Legal Department Toll Free number: 1-877-726-0214 AEPenergy.com/help	**Address for Notices:** [ ]

GENERAL TERMS AND CONDITIONS FOR GOVERNMENT AGGREGATION MASTER RETAIL ELECTRIC SUPPLY AGREEMENT

All capitalized terms used but not otherwise defined in the sections in which they initially appear shall have the meanings as defined by the Public Utilities Commission of Ohio ("PUCO") or by PJM Interconnection, L.L.C. ("PJM" or Regional Transmission Organization ("RTO")) at the time of the Effective Date. AEP Energy is certified by the PUCO as a Competitive Retail Electric Service ("CRES") Provider to sell competitive retail electric service to customers in the State of Ohio. AEP Energy is an affiliate of AEP Ohio, but is not soliciting on behalf of and is not an agent of AEP Ohio. This Agreement as well as each Attachment A and all other attachments, tables, schedules, exhibits, other supplements and related credit support arrangements (each, an "Attachment") shall form a single agreement between the parties (collectively referred to as this "Agreement").

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

ARTICLE 1 - OBLIGATIONS OF THE PARTIES

1.1 Government Aggregator Obligations. The Government Aggregator is certified and shall maintain its certification by the PUCO as a government aggregator in connection with retail electric sales for the duration of this Agreement pursuant to Section 4928.20 of the Ohio Revised Code and rule 4901: 1-24-01, et. seq., Ohio Administrative Code. The Government Aggregator shall establish and sustain an opt-out aggregation program within its municipal or political subdivision boundaries of the Government Aggregator for its residents and small commercial businesses (the "Opt-out Aggregation Program" or "Program"). The Government Aggregator shall designate AEP Energy as the CRES Provider of record for purpose of supplying competitive retail electric service to its residents and small commercial businesses (as defined in the relevant Attachment A). The Government Aggregator shall adopt, or has adopted, an operation and governance plan (the "Plan") in accordance with the Ohio Revised Code and the Plan has been filed with the PUCO. In coordination with the Government Aggregator, AEP Energy may send out enrollment forms to the prospective Customers (as hereinafter defined) or any notices on behalf of the Government Aggregator. During the Term (as hereinafter defined), the right to supply competitive retail electric service for the Program shall be exclusive to AEP Energy. Government Aggregator agrees and acknowledges that no services shall be provided by AEP Energy to Customers until Government Aggregator has met all certification requirements to provide such Program in its jurisdictional territory. Government Aggregator shall not enter into any type of competitive retail electric service supply arrangement with a CRES Provider other than AEP Energy on behalf of its residents and small commercial businesses for the provision of the services described hereunder during the Term. During the Term, Government Aggregator shall not directly or indirectly encourage or in any way attempt to persuade either prospective Customers to opt out of the Program or Customers to discontinue their service with AEP Energy, other than notifying prospective Customers of their right to "opt-out" and by responding to related inquiries with factual information about the services.

1.2 Opt-out and Required Customer Notifications. The Government Aggregator shall provide, or shall cause to be provided, to AEP Energy a list of all the eligible residents and small commercial businesses for participation in the Opt-out Aggregation Program. AEP Energy reserves the right to remove from such list any ineligible participants, including those not current in their EDU (as hereinafter defined) charges. Either AEP Energy or the Government Aggregator, in compliance with Ohio law, shall then notify such remaining prospective Customers of the Program and shall inform them of their right to opt-out, as well as their right to rescind the switch request from AEP Energy within the designated time period. Residents and small commercial businesses that do not opt out and participate in the Program ("Customers") shall be informed of the terms and conditions for service including pricing and term duration.

Following the initial opt-out process conducted by AEP Energy, AEP Energy may, in its sole discretion, conduct subsequent opt-outs at various times throughout the remaining Term ("Refresh Opt Outs"), and, if conducted, such Refresh Opt Out(s) shall provide to newly eligible customers the opportunity to participate in the Program. All Refresh Opt Outs shall be conducted in the same manner and at the same price as the initial opt out under the relevant Attachment A.

Any eligible residential or non-mercantile commercial customer that is located within the service territory of the incumbent local electric utility or any successor distribution company or entity responsible for distribution, transmission, and delivery of electricity to customers ("EDU") and the Government Aggregator's jurisdictional territory at the time of any Refresh Opt Out (including any eligible customer who opens a new account or who was formerly a member of the Program that moves to a new location, each within the EDU's service territory and Government Aggregator's jurisdictional territory, a "Newly Eligible Customer") will be included in such Refresh Opt Out; provided, however, that no Refresh Opt Out notifications shall be sent to current Customers already participating in the Program or eligible residential or non-mercantile commercial customers that have previously (at such customer's same service address or account) opted out of, or rescinded under, the Program. As related to any Newly Eligible Customer, the price (which shall remain the same as the initial opt out under the relevant Attachment A) and term end date shall be subject to any amendments or revisions otherwise permitted under this Agreement and shall continue for the remainder of the Term.

Should this Agreement be renewed for subsequent periods, to the extent required by applicable law, government rule, or regulation, any person enrolled in the Program shall have the opportunity to opt out of the Program, without paying a switching fee. The notice/disclosure required above shall also include a stated procedure for such opportunity to opt out of the Program.

1.3 Customer Historical Load Forecast Information. The parties shall obtain the consent of all prospective Customers to obtain and verify the usage data and historical load and load forecast information, related to the Customer's usage, from the EDU or other supplier. Government Aggregator shall promptly provide to AEP Energy any notices from the EDU in connection with prospective Customer accounts, including any verbal or written notices regarding transition costs, changes in terms of service, tariff changes, any rate changes, or reliability concerns on the EDU system.

1.4 AEP Energy Obligations. Pursuant to the terms herein and for the duration of this Agreement, AEP Energy agrees to supply to each Customer the commodity portion of its electric supply service (the "Retail Electric Supply"). The Retail Electric Supply is delivered to the EDU's distribution system's interconnection point (each, a "Delivery Point"), and the relevant EDU is responsible for delivery of the Retail Electric Supply to each Customer's meter at and from that point, as well as for responding to emergencies. The Government Aggregator agrees and acknowledges that the EDU will provide distribution and transmission services to such delivery point. To the extent that any services or requirements are provided by the EDU, AEP Energy shall not be responsible for the provision of such services. AEP Energy shall not be responsible for services provided by the EDU, or the consequences of such performance or failure to perform. AEP Energy is under no obligation to provide Retail Electric Supply and related services hereunder until Government Aggregator has been certified by the PUCO. AEP Energy is and shall maintain its status as a certified CRES by the PUCO and shall comply with the rules of the PUCO. Customers enrolled in the Program shall receive services at the rate(s) set forth in the relevant Attachment A. AEP Energy shall provide Administrative Services to the Government Aggregator as set forth in the relevant Attachment A.

1.5 Customer Service Requests. Customers may contact AEP Energy directly regarding the terms of this Agreement and the services provided hereunder at the address listed above, which address and phone number shall be provided to Customers regarding the Program. Requests and inquiries regarding distribution services, including emergencies, power outages, wire or service maintenance, metering, service billing or other similar EDU related concerns should be addressed directly with the EDU.

1.6 Customer Affirmative Consent Enrollment. The parties agree that AEP Energy may, in its sole discretion, enroll in the Program such prospective Customers (as AEP Energy may determine) that are within the Government Aggregator's jurisdictional territory by affirmative consent in accordance with rule 4901:1-21-06 of the Ohio Administrative Code, as amended or revised, which prospective Customers will be offered such rates, charges, and other service terms and conditions for the remainder of the relevant Term (including conditions for enrollment and eligibility for supply) as are agreed to by the applicable prospective Customers and AEP Energy; provided, however, that AEP Energy shall provide competitive retail electric service and related services to such applicable prospective Customers at the same price as set forth in the relevant Attachment A.

ARTICLE 2 - TERM AND TERMINATION

2.1 Term of Agreement and Termination. The term of this Agreement (the "Term") shall commence on the Effective Date and shall remain in effect until the later of: (i) the end of the next calendar month immediately following the end date of supply for the Customer with the latest Billing Cycle (as hereinafter defined) under the relevant Attachment A; or (ii) as set forth elsewhere in this Agreement, unless otherwise terminated or extended as set forth herein; provided, however, that no Customer shall be served by AEP Energy for more than the number of months set forth in the relevant Attachment A without the Customer having an opportunity to opt out of the aggregation without paying a switching fee. "Billing Cycle" means, with respect to each Customer account, the monthly period between meter read dates during the term of the relevant Customer agreement. AEP Energy shall use commercially reasonable efforts to commence service with respect to each Customer no

later than on the first available meter read date, as determined by the EDU, expected to be on or after the date set forth in the relevant Attachment A, and after AEP Energy receives confirmation that the EDU has completed its processing and has accepted the delivery service request. The Government Aggregator and AEP Energy may extend the Term for additional periods of time by written agreement approved and executed by each party. AEP Energy shall continue to serve Customers enrolled in the Program until the Customer exercises its rights to opt-out or terminate, or the Program is terminated by the parties hereto in which case Customers may choose another CRES or will be switched to EDU service in accordance with the standard switching rules and applicable notices. A Customer may be removed on an individual basis based on a failure to adhere to the terms and conditions of service. Termination of this Agreement shall not relieve Customers or either party of the obligation(s) to pay amounts owed for actual performance of obligations rendered prior to the termination of this Agreement.

2.2 Change in Law or Regulation. In the event of any new, or any change in any existing, law, statute, rule, regulation, order, decision (including any judgment or judicial decision), decree, tariff, charge, or rate class, or process, practice, procedure, protocol, design, or structure, or other event, including any change in any formula rate calculation or charge (e.g., any increase in the rate for network integration transmission service or capacity by the EDU, RTO, or Independent System Operator ("ISO"), as applicable), or any change in any interpretation or application of any of the foregoing, by any governmental authority, court, EDU, ISO, RTO, such as PJM, or other regulated service provider (a "Change in Law"), where such Change in Law results in AEP Energy incurring additional or increased costs or expenses or other adverse economic effects relating to providing the services contemplated herein (collectively, "Additional Costs"), then AEP Energy will provide written notice requesting Customers' affirmative consent and agreement, describing the Additional Costs, the resulting price revisions, and the future date upon which such revised pricing is requested to be effective (a "Price Revision Request"). Each Customer then will be able to affirmatively consent and agree to such Price Revision Request, and if such Customer agrees, such Customer will pay the revised price described in such Price Revision Request, and all other terms and conditions of this Agreement (and with respect to such Customer, the relevant Customer retail electric service agreement) not modified by such Price Revision Request will remain in full force and effect. If, however, such Customer does not affirmatively consent and agree to the Price Revision Request within thirty (30) calendar days, this Agreement and (with respect to such Customer) the relevant Customer retail electric service agreement, at AEP Energy's option, either may (1) respectively continue at the existing pricing and existing terms and conditions of each of this Agreement and/or (with respect to such Customer) the relevant Customer retail electric service agreement, or (2) each automatically terminate without penalty, cancellation fee or further obligation (but such Customer will remain responsible to pay AEP Energy for any electricity supply used before such Customer's retail electric service agreement is terminated, as well as any late fees). Any such automatic termination will be effective on the next available drop date as established by the EDU. Furthermore, Additional Costs may be assessed to Customers as prescribed by the PUCO.

2.3 Termination Events. In the event any of the following conditions occur during the Term, AEP Energy shall have the right to terminate this Agreement without liability and close out its obligations hereunder:

(i) The EDU will not provide consolidated billing consistent with previous practice;

(ii) The Government Aggregator does not receive the required certification, authorization and/or approval to move forward with the Program; or

(iii) Due to the interpretation of any applicable law by any judicial or governmental authority with competent jurisdiction, it becomes unlawful for AEP Energy to perform any obligation under this Agreement.

2.4 Termination Notices. In the event of termination hereunder, the terminating party shall exercise its best efforts to communicate to the non-terminating party the upcoming possibility of termination. In the event that this Agreement is terminated prior to the end of the Term, each Customer will be provided written notification from the terminating party of the termination of this Agreement at least thirty (30) calendar days prior to termination, and in compliance with other regulatory or legal requirements and Customers will also be notified of their right to return to the EDU or to select an alternate CRES Provider. All other notification(s) shall be in accordance with PUCO requirements.

ARTICLE 3 - DELIVERY TERM

3.1 Delivery Term. During the Term and on and after the actual switch date(s), AEP Energy shall provide competitive retail electric service and related services to the Customers, and shall arrange for distribution service to the Customers by the EDU.

3.2 Customer Pricing. During the Term, AEP Energy shall provide competitive retail electric service and related services to all Customers at the price set forth on the relevant Attachment A. Any non-bypassable charges and fees approved by the PUCO and not included in the Price to Compare ("PTC") as of the Effective Date will be billed at their full rate.

ARTICLE 4 - BILLING AND PAYMENTS

4.1 Pass-through Costs. Each Customer shall be responsible for payments to the EDU and shall be solely responsible for late charges, interests, or penalties imposed by the EDU as a result of such Customer's failure to timely pay the EDU charges. If such late charges, interests, or penalties are directed to AEP Energy as the CRES, then such Customer shall reimburse AEP Energy for any amounts paid. Any charges, fees, penalties, damages, credits, rebates or refunds arising from service to such Customer by the EDU and/or other provider(s) prior to switch date shall be the responsibility of such Customer or accrue to the benefit of such Customer as appropriate. Each Customer shall use commercially reasonable efforts to respond to these obligations directly with the EDU and/or other provider(s). If such late charges, interest, or penalties are directed to AEP Energy as the CRES, then such Customer shall reimburse AEP Energy for any amounts paid. Each Customer shall hold AEP Energy harmless for such Customer's failure to pay these obligations in a timely fashion.

4.2 Billing. Consolidated billing shall be provided to Customers directly by the EDU based upon the EDU's meter read and Billing Cycle for Customers. Such bills will contain both EDU and AEP Energy charges. If a Customer fails to pay amounts due within the specified time period for said payments in accord with the EDU's tariff and PUCO regulations, AEP Energy retains the right to assess late payment fees on amount(s) owed to AEP Energy, or deem such non-payment a Customer default. AEP Energy reserves the right to convert Customer from

consolidated billing to dual billing, or from dual billing to consolidated billing if such a conversion will facilitate more timely billing, collections, and/or payment. AEP Energy offers budget billing for AEP Energy's charges to residential customers only.

ARTICLE 5 - DEFAULT AND REMEDIES

5.1 Events of Default. The occurrence of any of the following shall be an "Event of Default" hereunder: (a) the failure to make, when due, any undisputed payment required pursuant to this Agreement if such failure is not remedied within five (5) business days after written notice; (b) any representation or warranty made by Government Aggregator or AEP Energy herein is false or misleading in any material respect when made or when deemed made or repeated; (c) failure of Government Aggregator or AEP Energy to perform a material obligation set forth in this Agreement for which an exclusive remedy is not otherwise provided herein, if such failure is not remedied within thirty (30) calendar days after receipt of written notice (including failure of a party to maintain PUCO certification); (d) Government Aggregator or AEP Energy (i) files a petition or otherwise commences, authorizes, or acquiesces in the commencement of a proceeding or cause of action under any bankruptcy, insolvency, reorganization, or similar law, or has any such petition filed or proceeding commenced against it, (ii) makes an assignment or any general arrangement for the benefit of creditors, (iii) otherwise becomes bankrupt or insolvent (however evidenced), (iv) has a liquidator, administrator, receiver, trustee, conservator, or similar official appointed with respect to it or any portion of its property or assets, regardless of whether such appointment is made in connection with a bankruptcy proceeding or reorganization for the benefit of creditors, or (v) is generally unable to pay its debts as they fall due; or (e) fraud by AEP Energy or Government Aggregator.

5.2 Rights and Remedies. If an Event of Default shall have occurred and be continuing, the non-defaulting party shall, at its sole discretion, have the right to do any one or more of the following: (i) to immediately exercise any rights and remedies under this Agreement or law including equitable rights to specific performance in the case of AEP Energy to continue to serve Customers under the Program; (ii) to immediately withhold any payment or performance due to the other party under this Agreement; (iii) to terminate this Agreement by declaring a date for its early termination (an "Early Termination Date") which shall be no later than thirty (30) calendar days after notice is given; or (iv) exercise such other remedies it may have in contract, in equity, or at law.

ARTICLE 6 - FORCE MAJEURE

6.1 Force Majeure. If either party is unable to perform its obligations in whole or in part due to an event of Force Majeure as defined herein, then the obligations of the affected party shall be suspended to the extent made necessary by such event. The term "Force Majeure" means any cause not within the control of the party claiming relief, including flood, earthquake, storm, drought, fire, pestilence, lightning, hurricanes, washouts, landslides and other natural catastrophes acts of God; acts of the public enemies, epidemics, riots, civil disturbance or disobedience, sabotage, terrorist acts, wars or blockades; governmental actions such as necessity to comply with any court order, law, statute, ordinance or regulation promulgated by a governmental authority; the failure of the EDU or RTO to receive, transport, or deliver, or otherwise perform, unless due to the failure of the party claiming Force Majeure to perform such party's obligations hereunder; or any other unplanned or non-scheduled occurrence, condition, situation or threat not covered above which by the exercise of reasonable diligence such party could not have prevented or is unable to overcome. Any such event of Force Majeure shall, so far as possible, be remedied with all reasonable dispatch. None of the following shall be deemed a Force Majeure event: (a) financial distress of either party; (b) the inability of either party to make a profit or avoid a financial loss; (c) changes in the market prices of fuel, energy, or power, or (d) a party's financial inability to perform its obligations under this Agreement. If either party is unable to perform any of its obligations under this Agreement due to a Force Majeure event, then said party shall notify the other party in writing as soon as possible after the start of the Force Majeure event. The written notice shall include a specific description of the cause and expected duration of the Force Majeure Event.

6.2 Curtailments and Outages. AEP Energy shall not be responsible to a Customer in the event the EDU or RTO disconnects, suspends, curtails or reduces service to such Customer in order to facilitate construction, installation, maintenance, repair, replacement or inspection of any of the EDU's facilities, or to maintain the safety and reliability of the EDU's system, or due to emergencies, forced outages, potential overloading of the EDU's transmission and/or distribution circuits, or Force Majeure or for any other reason permitted by the EDU's tariff or any other acts or omissions of the EDU.

ARTICLE 7 - LIMITATION OF LIABILITY

7.1 DISCLAIMER AND WARRANTIES. EXCEPT AS PROVIDED FOR HEREIN, AEP ENERGY EXPRESSLY DISCLAIMS AND MAKES NO WARRANTIES, WHETHER WRITTEN OR VERBAL, FOR OR WITH RESPECT TO ITS SUPPLY OF COMPETITIVE RETAIL ELECTRIC SERVICE OR OTHER OBLIGATIONS UNDER THIS AGREEMENT, INCLUDING ANY EXPRESS, IMPLIED, OR STATUTORY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. AEP ENERGY DOES NOT WARRANT OR GUARANTEE THE UNINTERRUPTED DELIVERY OF COMPETITIVE RETAIL ELECTRIC SERVICE TO CUSTOMERS DURING FORCE MAJEURE EVENTS. AEP ENERGY WILL HAVE NO LIABILITY OR RESPONSIBILITY FOR THE OPERATIONS OF THE EDU, INCLUDING THE INTERRUPTION, TERMINATION, FAILURE TO DELIVER, OR DETERIORATION OF EDU'S TRANSMISSION OR DISTRIBUTION SERVICE.

7.2 LIMITATION OF LIABILITY. UNLESS OTHERWISE EXPRESSLY PROVIDED HEREIN, ANY LIABILITY UNDER THIS AGREEMENT WILL BE LIMITED BETWEEN THE PARTIES TO DIRECT, ACTUAL DAMAGES AS THE SOLE AND EXCLUSIVE REMEDY, AND ALL OTHER REMEDIES OR DAMAGES AT LAW OR IN EQUITY ARE WAIVED. NEITHER PARTY WILL BE LIABLE TO THE OTHER PARTY OR ITS AFFILIATES FOR CONSEQUENTIAL, INCIDENTAL, SPECIAL, PUNITIVE, TREBLE, EXEMPLARY OR INDIRECT DAMAGES, INCLUDING LOST PROFITS OR OTHER BUSINESS INTERRUPTION DAMAGES, WHETHER IN TORT OR CONTRACT, UNDER ANY INDEMNITY PROVISIONS OR OTHERWISE IN CONNECTION WITH THIS AGREEMENT. THE LIMITATIONS IMPOSED ON REMEDIES AND DAMAGE MEASUREMENT WILL BE WITHOUT REGARD TO CAUSE, INCLUDING NEGLIGENCE OF ANY PARTY, WHETHER SOLE, JOINT, CONCURRENT, ACTIVE OR PASSIVE AND SHALL SURVIVE TERMINATION, CANCELLATION, SUSPENSION, COMPLETION OR EXPIRATION OF THIS AGREEMENT. ANY

DAMAGES CALCULATED HEREUNDER CONSTITUTE A REASONABLE APPROXIMATION OF THE HARM OR LOSS.

ARTICLE 8 - REPRESENTATIONS AND WARRANTIES

8.1 Representations and Warranties by AEP Energy. AEP Energy hereby represents and warrants to Government Aggregator as of the Effective Date as follows:

(i) AEP Energy is a corporation, duly formed, validly existing and in good standing under the laws of the State of Illinois;

(ii) AEP Energy has all authorizations from any government authority necessary for it to legally perform its obligations under this Agreement or will obtain such authorizations in a timely manner prior to when any performance by it requiring such authorization becomes due;

(iii) The execution and delivery of, and performance under, this Agreement are within AEP Energy's powers, have been duly authorized by all necessary action and do not violate, conflict with or breach any of the terms or conditions in its governing documents or any contract to which it is a party or any government rule applicable to it;

(iv) This Agreement has been duly executed and delivered by AEP Energy, and this Agreement (assuming due authorization, execution and delivery of all parties) constitutes legal, valid and binding obligations of AEP Energy enforceable against it in accordance with its terms, subject to bankruptcy, insolvency, fraudulent conveyance, reorganization and other laws affecting creditor's rights generally and general principles of equity, regardless of whether such enforceability is considered in a proceeding in equity or at law; and

(v) No bankruptcy is pending against it or to its knowledge threatened against it.

8.2 Representations and Warranties by Government Aggregator. Government Aggregator hereby represents and warrants to AEP Energy as of the Effective Date as follows:

(i) The Government Aggregator is duly authorized as the agent for the Customers, as a duly authorized government aggregator;

(ii) The Government Aggregator has all authorizations from any government authority necessary for it to legally perform its obligations under this Agreement;

(iii) The execution and delivery of, and performance under, this Agreement are within the Government Aggregator's powers, have been duly authorized by all necessary action and do not violate, conflict with or breach any of the terms or conditions in its governing documents or any contract to which it is a party or any government rule applicable to it. Neither the execution nor delivery by Government Aggregator of this Agreement nor the consummation by the Government Aggregator of the transactions contemplated hereby or thereby does or will result in a breach or violation of this Agreement establishing the Government Aggregator's authority, or its bylaws, or any material provision of the governance document related thereto. Notwithstanding the foregoing in this paragraph, it is understood with respect to the terms or conditions of any governance document (including the Plan), any contract, or any other document the terms of Section 10.2 shall apply and prevail;

(iv) Government Aggregator has the authority to designate, and has designated AEP Energy as its CRES provider for the Customers for the Term. If Government Aggregator is a governmental authority, no action taken by it will be an action by a governmental authority unless it is taken by Government Aggregator in the general exercise of its governmental police powers without a disproportionate impact on AEP Energy or this Agreement, and not in its capacity as a party to this Agreement, and no action taken by Government Aggregator's consultant(s), if any, will be an action by a governmental authority;

(v) This Agreement has been duly executed and delivered by the Government Aggregator, and this Agreement (assuming due authorization, execution and delivery of all parties) constitutes legal, valid and binding obligations of the Government Aggregator, enforceable against it in accordance with its terms, subject to applicable bankruptcy, insolvency, fraudulent conveyance, reorganization and other laws affecting creditors' rights and remedies generally, to general principles of equity, regardless of whether such enforceability is considered in a proceeding in equity or at law;

(vi) The Government Aggregator is entering into this Agreement with a full understanding of all of the risks hereof (economic and otherwise), it is capable of assuming and willing to assume those risks and AEP Energy is not acting as a fiduciary or in an advisory capacity to it;

(vii) None of the documents or other written information furnished by or on behalf of the Government Aggregator or Customers to AEP Energy pursuant to this Agreement contains any untrue statement of a material fact or omits to state any material fact required to be stated therein or necessary to make the statements contained herein or therein, in the light of the circumstances in which they were made, not misleading; and

(viii) The Government Aggregator has the contractual right to enter into this Agreement and to contract with AEP Energy to supply competitive retail electric service and related services to meet the obligations of Customers and there is no other aggregation program available to these Customers within the jurisdictional territory of the Government Aggregator.

ARTICLE 9 - CONFIDENTIAL INFORMATION

9.1 Confidentiality. Each of AEP Energy and Government Aggregator agrees, for itself and its authorized representatives, to keep all proprietary, confidential, and/or trade secret information of the disclosing party (the "Discloser") provided under or in connection with this Agreement, including the terms and provisions of this Agreement ("Confidential Information"), confidential and to use such Confidential Information solely for purposes in connection with this Agreement, except to the extent that the receiving party (the "Recipient") determines that release of such Confidential Information is required by applicable law or regulation, including the Ohio Public Records Act, O.R.C. Section 149.43 et seq. (the "Public Records Act"), subject to the terms and conditions set forth in this paragraph. For purposes of this Article 9, Confidential Information includes this Agreement (or any portion of the contents hereof) and any oral, written, electronic, graphic, or machine-readable information provided before, on, or after the date hereof relating

to a party's business information or corporate structure and/or that of any of its affiliates, marketing and product development plans, information related to the calculation or pricing methodology of the Price, cost information, algorithms, or rates under this Agreement, technical data, product specifications, illustrations or other visuals, financial data and plans, correspondence, and any other information regarding the Program provided by or on behalf of the Discloser to the Recipient or developed or learned by the Recipient during the negotiations of or performance under this Agreement or the course of the Program, third-party confidential information, market share data, licenses, contract information, processes and procedures, trade secrets, proprietary "know-how", research, product or service ideas or plans, inventions, and like information concerning, or provided by or on behalf of, the Discloser, its affiliates, or their third-party consultants, contractors, or suppliers and/or that a party considers to be competitively sensitive. Government Aggregator represents that it is subject to the Public Records Act. If the Recipient, or any of its representatives to which Confidential Information has been disclosed, is requested (pursuant to the Public Records Act or otherwise) or becomes legally compelled (pursuant to applicable federal, state, or local law or regulation or a valid order issued by a court or governmental agency of competent jurisdiction) to disclose any of the Confidential Information, then the Recipient shall, to the extent legally permissible, promptly notify the Discloser in writing if it intends to release any Confidential Information to afford the Discloser an opportunity to either seek a protective order or other appropriate remedy prior to disclosure or waive compliance with the provisions of this Article 9; provided, however, that each party shall have the right to make such disclosures, if any, to government agencies and to its own agents, vendors, advisors, contractors, attorneys, auditors, accountants, and affiliates as may be reasonably necessary, so long as each party makes reasonable efforts to maintain the confidentiality of such information being so disclosed, whether by use of protective orders or otherwise, as is afforded by the process in which the disclosures are made. If the relevant protective order or other remedy is not obtained or the Discloser expressly waives in writing compliance with the provisions hereof, the Recipient, and/or each of its representatives, will disclose no more than that portion of the Confidential Information which, on the advice of the Recipient's legal counsel, is legally required to be disclosed and will reasonably cooperate with the Discloser's efforts, at the Discloser's expense, to obtain reliable assurance that confidential treatment will be accorded the Confidential Information required to be disclosed.

ARTICLE 10 - MISCELLANEOUS

10.1 Notices. Notices shall, unless otherwise specified herein, be in writing and may be delivered by hand delivery, United States mail, overnight courier, or email to the persons and addresses listed in the introduction to this Agreement, provided however that notice by email shall only be effective if followed by written notice as aforesaid. Notice by hand delivery shall be effective at the close of business on the day actually received, if received during business hours on a business day, and otherwise shall be effective at the close of business on the next business day. Notice by overnight United States mail or other overnight courier shall be effective on the day it is received. Notice by United States mail other than overnight United States mail shall be deemed effective when so received. A party may change its addresses by providing notice of said change in accordance herewith.

10.2 Entire Agreement. No other document (including the Plan), governmental ordinance, or law applicable with respect to the jurisdictional territory or Government Aggregator shall create any obligation, duty, or qualification with respect to the Program or the relationship of the parties under this Agreement. The parties acknowledge and agree that (a) each of Government Aggregator (with respect to itself or any Customer) and AEP Energy solely and exclusively shall rely upon and be bound by the specific representations, warranties, rights, and obligations set forth in this Agreement, (b) no other representations, warranties, restrictions, covenants, undertakings, or other statements whatsoever, whether written or oral (including in the Plan or in any governmental ordinance or law applicable with respect to the jurisdictional territory or Government Aggregator), to the contrary of this Agreement or otherwise, shall be deemed to constitute a part of this Agreement, unless expressly set forth herein, and (c) this Agreement, including all Attachments hereto, contains all of the terms and conditions of this Agreement reached by the parties, and supersedes all prior oral or written agreements with respect to the subject matter of this Agreement. This Agreement may not be modified, amended, altered or supplemented, except by written agreement signed by all parties hereto. This Agreement constitutes a master agreement under which one or more Attachment(s) may be executed for the purpose of designating Retail Electric Supply, respectively, as listed on the relevant Attachment. Any Attachments executed pursuant to this Agreement by the parties after the date hereof shall become a part of this Agreement, or replace in its entirety any previously-executed similar version. Notwithstanding anything to the contrary herein, this Agreement is effective only upon Government Aggregator's execution and AEP Energy's subsequent execution of this Agreement.

10.3 Waivers. No waiver of any term, provision, or conditions of this Agreement, whether by conduct or otherwise, in any one or more instances, shall be deemed to be, or shall constitute a waiver of any other provision hereof, whether or not similar, nor shall such waiver constitute a continuing waiver, and no waiver shall be binding unless executed in writing by the party making the waiver. Any request for a waiver of the requirements and provisions of this Agreement shall be in writing and must be approved in writing by the non-waiving party. The failure of either party to insist upon strict performance of such requirements or provisions or to exercise any right under this Agreement shall not be construed as a waiver or relinquishment of such requirements, provisions or rights. The non-enforcement of any provision by either party shall not constitute a waiver of that provision nor shall it affect the enforceability of that provision or the remainder of this Agreement.

10.4 Governing Law. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Ohio without regard to any principles of conflicts of laws that would apply the law of another jurisdiction.

10.5 Controlling Provisions. In the event of any inconsistency between the terms herein and the terms of the Attachments hereto, the provisions of this Agreement shall control. The words "include" and "including" shall be deemed to be followed by the phrase "without limitation."

10.6 Severability. Any provision in this Agreement that is prohibited or unenforceable in any jurisdiction shall, as to such jurisdiction, be ineffective to the extent of such prohibition or unenforceability without invalidating the remaining provisions or affecting the validity or enforceability of such provision in any other jurisdiction.

10.7 Assignment. This Agreement shall not be transferred or assigned by either party without the express written authorization of the

other party, which authorization shall not be unreasonably withheld. Notwithstanding the foregoing, AEP Energy may, without the consent of Government Aggregator or Customers, (a) transfer, sell, pledge, encumber or assign this Agreement or the accounts, revenues or proceeds hereof in connection with any financing or other financial arrangement; (b) transfer or assign this Agreement to an affiliate of AEP Energy; or (c) transfer or assign this Agreement to any person or entity succeeding to all or a substantial portion of the assets of AEP Energy. Upon an assignment pursuant to (b) or (c), Government Aggregator and Customers agree that AEP Energy shall have no further obligations regarding future performance hereunder. Either party's assignee shall agree in writing to be bound by the terms and conditions of this Agreement, including the Attachments. Subject to the foregoing, this Agreement and its Attachments shall be binding upon and inure to the benefit of any permitted successors and assigns, to the extent permitted by law.

10.8 Forward Contract. The parties acknowledge and agree that (a) this Agreement constitutes a forward contract within the meaning of the United States Bankruptcy Code, and (b) AEP Energy is a forward contract merchant. Further, AEP Energy is not providing advice regarding "commodity interests," including commodity futures contracts and commodity options contracts or any other matter, which would cause it to be a "commodity trading advisor" under the U.S. Commodity Exchange Act, as amended.

10.9 Press Releases. Government Aggregator agrees and acknowledges that AEP Energy shall have the right to review and approve any press releases in connection with this Agreement prior to publication or release.

10.10 Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall together constitute one instrument. Any counterpart may be executed and evidenced by signature transmitted by email or other electronic means as though it were an original.

10.11 No Third-Party Beneficiaries. This Agreement confers no rights or remedies whatsoever upon any person or entity other than the parties and shall not create, or be interpreted as creating, any standard of care, duty or liability to any person or entity not a party hereto. Neither party shall be liable to a third party not a party to this Agreement for any unauthorized act or omission on the part of the other party or for any unauthorized obligation or debt incurred by the other party.

IN WITNESS WHEREOF, each of the parties has caused this Agreement to be executed by a duly authorized representative, who, by applying his or her signature, represents and warrants full right, power, and authority to sign on behalf of the relevant party named below, effective as of the Effective Date set forth above.

AEP ENERGY, INC.	**[ ]**
By:_____	By:_____
Name:	Name:
Title:	Title:

ATTACHMENT A:

GOVERNMENT AGGREGATION MASTER RETAIL ELECTRIC SUPPLY AGREEMENT CUSTOMER PRICING AND ADDITIONAL TERMS

Attachment A to Government Aggregation Master Retail Electric Supply Agreement

Between

[ ] and AEP Energy, Inc.

Term:

[ ] ([ ]) months, expected to begin on or around the relevant [ ] meter read date(s) (or, for Refresh Opt Out(s) or Customer(s) that enroll in the Program by affirmative consent, for a period up to the remainder of such [ ] ([ ]) month-term), subject to the timing of (i) the available meter read date(s), as determined by the EDU, following the applicable opt-out period or enrollment date, and (ii) AEP Energy's receipt of confirmation that the EDU has completed its processing and has accepted the relevant delivery service request(s)

Pricing:

The Retail Electric Supply provided to Customers under the Program includes renewable energy certificates (RECs) sourced from renewable resources in the amount equal to the percentage of each Customer's usage stated below under "Renewable Energy Certificates ("RECs")" during the Term. Eco-Advantage is a nationally wind-generated REC product, is Green-e® Energy certified, and meets the environmental and consumer-protection standards set forth by the nonprofit Center for Resource Solutions. The pricing under the Program for Retail Electric Supply is as follows:

Residential (RS): Commodity portion of electric service equal to [ ] cents per kWh

The Customer shall pay AEP Energy a charge for the commodity portion of its electric service that is equal to [ ]¢ per kWh multiplied by the metered electric usage for the monthly Billing Cycle. Price is exclusive of distribution service charges and other non-bypassable EDU charges and fees.

Commercial (consumption less than 700,000 kWh annually): Commodity portion of electric service equal to [ ]cents per kWh

The Customer shall pay AEP Energy a charge for the commodity portion of its electric service that is equal to [ ]¢ per kWh multiplied by the metered electric usage for the monthly Billing Cycle. Price is exclusive of distribution service charges and other non-bypassable EDU charges and fees.

Mercantile Accounts:

National accounts as well as any eligible commercial accounts with annual usage greater than 700,000 kWh must "opt-in," at AEP Energy's sole discretion to accept, in order to participate in the Program.

Renewable Energy Certificates ("RECs"):

During the Term of this Agreement, AEP Energy shall purchase and retire Green-e® Energy certified renewable energy certificates (RECs) representing one hundred percent (100%) of the Retail Electric Supply delivered under this Agreement to Customers. AEP Energy in no way represents or warrants the nature or quality of, and in no way has performed any independent verification of, the RECs sold pursuant to this Agreement and undertakes no obligation to update or correct any RECs information, except as may be required under the terms of AEP Energy's participation in the Green-e® Energy program. Upon request by Government Aggregator and subject to any obligations of confidentiality owed to the third-party REC seller, AEP Energy shall provide Government Aggregator with all documentation relative to REC certification or similar information that it receives from the third-party REC seller and/or certifier. A Customer assumes the entire risk related to its use of any information presented in connection herewith, and whether or how such Customer utilizes any such information is entirely such Customer's responsibility. AEP Energy is not acting as Government Aggregator's or any Customer's consultant or advisor, and Government Aggregator (on behalf of itself and Customers) acknowledges that it has not relied on any representation, communication (written or oral), or omission by AEP Energy related to this Attachment A, including in evaluating the applicability of the RECs to any mandatory or voluntary renewable energy requirements or similar program. AEP Energy warrants title to all RECs delivered hereunder and sells such RECs to Customers free and clear of any liens or other encumbrances or title defects. THIS IS AEP ENERGY'S ONLY WARRANTY CONCERNING THE RECS SOLD HEREUNDER AND IS MADE EXPRESSLY IN LIEU OF (AND AEP ENERGY EXPRESSLY DISCLAIMS) ALL OTHER WARRANTIES AND REPRESENTATIONS, EXPRESSED OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE, MERCHANTABILITY OR OTHERWISE.

Administrative Services to be provided to Government Aggregator by AEP Energy during the Term:

- Design, print and mail the Opt-out letter to eligible participants, including a sheet of Frequently Asked Questions to provide assistance.

- Administer the opt-out process including database preparation, handling of opt-out form information, and final enrollment list compilation.
- Provide Customer call center support at a toll-free number staffed by knowledgeable service representatives who are specifically trained as to the Program to handle informational calls regarding the Program.
- Provide to Government Aggregator's consultant, [ ], the reasonably-requested information for PUCO reports on behalf of Government Aggregator.
- Pay the amount of $[ ] per kWh delivered and paid for under the Program to Government Aggregator's consultant, [ ], for services provided.

ATTACHMENT 5:

Affidavit of Non-Collusion

COLERAIN TOWNSHIP, HAMILTON COUNTY, OHIO
SECTION O
NON-COLLUSION AFFIDAVIT

To: Colerain Township, Ohio
Hamilton County, Ohio

Luke Sulfridge
(Name of Individual)

Sustainable Ohio Public Energy Council
(Company Representing)

BEING DULY SWORN, DOES DEPOSE AND THAT (HE, THEY) RESIDE AT

445 Timberline Drive, Vincent, Ohio 45784
(Residence Address)

AND THAT

Sustainable Ohio Public Energy Council
(Name of Company)

340 W. State Street, Suite 134 B-C, Athens, Ohio 45701 (Headquarters)
(Company Address)

IS THE ONLY ENTITY INTERESTED IN THE PROFITS OF THE PROPOSED CONTRACT FOR THIS PROJECT; THAT THE SAID CONTRACT IS MADE WITHOUT ANY CONNECTION OR COMMON INTEREST IN THE PROFITS THEREOF WITH ANY PERSON MAKING ANY BID OR PROPOSAL FOR SAID WORK; THAT THE SAID CONTRACT IS ON THEIR PART, IN ALL RESPECTS, FAIR AND WITHOUT COLLUSION OR FRAUD; AND, ALSO, THAT NO MEMBER OF THE BOARD OF TRUSTEES, HEAD OF ANY DEPARTMENT OR BUREAU, OR EMPLOYEE THEREIN, OR ANY OFFICER OR EMPLOYEE OF COLERAIN TOWNSHIP, OHIO, IS DIRECTLY OR INDIRECTLY INTERESTED THEREIN.

NOTARIAL SEAL STATE OF OHIO

Vicki D. Sampson
Notary Public, State of Ohio
Commission Number: 2019-RE-765514
My Commission Expires January 23, 2029

LE, ED
Signature

Luke Sulfridge, Executive Director
Printed Name/Title

Sustainable Ohio Public Energy Council
Company

Sworn to and subscribed in my presence on this 26 day of February, 2026 by the above referenced person on behalf of the contractor or supplier.

Vicki Sampson
Notary Public

ATTACHMENT 6:

Agreement Establishing SOPEC

AMENDED AND RESTATED AGREEMENT

ESTABLISHING THE

SOUTHEAST OHIO PUBLIC ENERGY COUNCIL

(DBA SUSTAINABLE OHIO PUBLIC ENERGY COUNCIL)

This AMENDED AND RESTATED AGREEMENT is made and entered into as of October 8, 2014, as amended and restated as of July 20, 2023 ("Agreement"), by and among the political subdivisions identified below.

RECITALS:

WHEREAS, Ohio Revised Code Chapter 167 provides that the governing bodies of two or more political subdivisions may enter into an agreement establishing a regional council of governments for purposes that include promoting cooperative agreements and contracts among members and other governmental agencies and private persons, corporations, or agencies.

NOW, THEREFORE, in consideration of the services to be made available to and by the Southeast Ohio Public Energy Council (DBA Sustainable Ohio Public Energy Council), also referred to herein as "SOPEC," it is agreed by and between the Members of SOPEC and any additional political subdivisions that may hereafter become Members as follows:

Section 1. Definitions.

Definitions of terms used in this Agreement and Amended and Restated Bylaws ("Bylaws") are set forth on Exhibit A hereto.

Section 2. Name.

The name of the council of regional governments that comprises all Members shall be the "Southeast Ohio Public Energy Council," which also may do business under one or more trade names, including the Sustainable Ohio Public Energy Council.

Section 3. Members.

Members of SOPEC shall be set forth on Exhibit B hereto, and shall include any other political subdivisions which become members of SOPEC pursuant to Bylaws established pursuant to Section 6 of this Agreement. Each Member shall have one representative to the Assembly, as further set forth in the Bylaws.

Section 4. Purpose: The Aggregation Programs; Additional Programs of the Council.

The purpose of this Agreement is to allow Members to collectively pursue the benefits of the Aggregation Programs and Additional Programs of the Council that the Council may establish. The Council may negotiate and enter into all necessary programs, contracts and take any necessary and incidental actions to effect and carry out the purposes of the Aggregation Programs for the benefit of the Members and their respective electricity and natural gas consumers. The Members will act jointly through the Council to establish and implement the Aggregation Programs and the Board of Directors may establish Additional Programs of the Council, as set forth in the Bylaws.

Section 5. Fiscal Year.

The fiscal year for SOPEC shall be the twelve month period beginning January 1 and ending December 31.

Section 6. Adoption of Bylaws.

Within ninety (90) days of adoption of this Agreement, Members shall meet for the purpose of adopting Bylaws of SOPEC. The Bylaws shall address the purposes of SOPEC, its governance, addition and withdrawal of members, adding new programs, and other governance issues including SOPEC's decision-making process and the designation of its fiscal agent.

Section 7. Withdrawal and Inclusion of Members.

All issues pertaining to the withdrawal of existing Members or inclusion of new Members shall be governed by the Bylaws.

Section 8. Amendments.

This Agreement may be amended subject to the majority vote of the signatory Members to the Agreement, until the adoption of Bylaws pursuant to Section 6 of this Agreement, at which time all amendments to this Agreement will be subject to the provisions set forth in the Bylaws.

Section 9. Term and Termination.

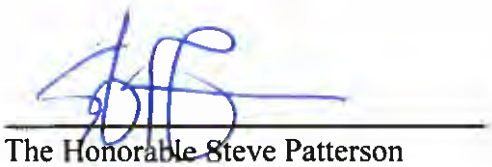
It is the intention of the Members that this Agreement shall continue for an indefinite term, but may be terminated subject to the provisions set forth in the Bylaws.

Section 10. Effective Date.

This Agreement shall take effect initially this 8th day of October, 2014, as amended and restated effective July 20, 2023. This Agreement, as amended, may be signed in separate counterparts on behalf of one, or more than one, of the Members, and may be signed

electronically, without the necessity for any one counterpart to be signed on behalf of all Members.

The Honorable Chris Chmiel,
Athens County Commissioner
Chairman of the Board of Directors



The Honorable Steve Patterson
Mayor of Athens
Vice Chair of the Board of Directors

EXHIBIT A

As used in this Agreement and in the Bylaws the following words shall have the following meanings:

"Additional Program" means any other cooperative program the Council may establish, with approval of the Council's Board of Directors, under an Additional Program Agreement.

"Additional Program Agreement" means any agreement among some or all Members, and such non-members as may be permitted to participate, establishing an Additional Program in accordance with Section 9 of the Bylaws.

"Additional Program Costs" means, with respect to any Additional Program of the Council, all costs incurred by the Council or the Fiscal Agent of the Council, in connection with the activities and operations of that Additional Program, as defined in the corresponding Additional Program Agreement; provided, however, that no Member shall be assessed Additional Program Costs if the Member is not participating in such Additional Program.

"Advisory Committee" means any committee established by the Board of Directors pursuant to the Bylaws to advise the Board of Directors or the Fiscal Agent with respect to the management and operation of any Program. The Board of Directors shall define the duties of each Advisory Committee.

"Aggregation Costs" means all costs incurred by the Council or by the Fiscal Agent in connection with the activities and operation of the Council for the Aggregation Programs; provided, however, that no Member shall be assessed Aggregation Costs unless such assessment is imposed on all Members and unanimously approved by all impacted Members at a meeting of the Assembly.

"Aggregation Fund" means the fund established and maintained by the Fiscal Agent of the Council as a separate fund pursuant to Section 10 of the Bylaws, into which the Fiscal Agent shall deposit any and all moneys contributed by the Members for Aggregation Costs of the Council, if any.

"Aggregation Programs" means the cooperative programs for the benefit of the Members acting as governmental aggregators to arrange for the purchase of electricity by electric customers and natural gas by natural gas customers in the political subdivisions that join the Southeast Ohio Public Energy Council (DBA Sustainable Ohio Public Energy Council), pursuant to the terms of Ohio Revised Code Sections 4928.20 and 4929.26, and this Agreement.

"Agreement" means this agreement, as the same may be amended, modified, or supplemented in accordance with Section 8 hereof.

"Assembly" means the legislative body of the Council established pursuant to, and having those powers and duties enumerated in, the Bylaws.

"Bylaws" means the regulations adopted by the Council pursuant to Ohio Revised Code Section 167.04 and this Agreement, as the same may be amended, modified, or supplemented in accordance with Section 13 thereof.

"Council" means the Southeast Ohio Public Energy Council (DBA Sustainable Ohio Public Energy Council) established by this Agreement.

"Fiscal Agent" means the person or organization designated by the Members of the Council to receive, deposit, invest, and disburse funds contributed by the Members or otherwise received by the Council, for the operation of the Council and its Programs, in accordance with this Agreement, the Bylaws and any applicable Program Agreement. The Council may serve as its own Fiscal Agent.

"Fiscal Year" means the twelve (12) month period beginning January 1 and ending December 31.

"Member" means any municipal corporation, county, township, or any other political subdivision under the laws of the State of Ohio which pursuant to duly adopted legislation, has caused this Agreement to be executed in its name, which Member shall be listed on Exhibit B hereof, including any additional municipal corporation, county, township, or any other political subdivision under the laws of the state of Ohio which has caused this Agreement to be executed in accordance therewith, and has not withdrawn from the Council pursuant to this Agreement or the Bylaws.

"Program" means an Aggregation Program or any Additional Program.

EXHIBIT B

Current List of SOPEC Member Communities & Political Subdivisions

Athens County
Athens County
City of Athens
Village of Albany
Village of Amesville
Village of Buchtel
Village of Chauncey
Village of Jacksonville
Village of Trimble

Butler County
City of Oxford

Columbiana County
Unity Township

Cuyahoga County
City of Cleveland

Franklin County
Blendon Township
City of Gahanna
City of Upper Arlington
Clinton Township
Village of Marble Cliff

Gallia County
City of Gallipolis
Village of Rio Grande

Greene County
Village of Yellow Springs

Hocking County
City of Logan

Lucas County
Village of Whitehouse

Meigs County
Village of Racine
Village of Rutland

Montgomery County
City of Dayton
City of Huber Heights
City of Riverside

Morgan County
Village of Chesterhill
Village of McConnelsville

Muskingum County
Village of New Concord
Village of Norwich

Perry County
Village of Glenford
Village of Hemlock
Village of New Straitsville
Village of Shawnee
Village of Somerset

Pike County
Village of Piketon

Ross County
City of Chillicothe

Washington County
City of Belpre
Village of Lowell

Political Subdivisions

Athens-Hocking Solid Waste District
Athens County Public Libraries
Chillicothe and Ross County Public Library
Dayton Metro Library
Five Rivers MetroParks
Hocking Conservancy District
Logan-Hocking County Public Library
MetroParks of Butler County
Muskingum Watershed Conservancy District
Stark Area Regional Transit Authority
Stark County District Library
Syracuse Racine Regional Sewer District

ATTACHMENT 7:

SOPEC Bylaws

AMENDED AND RESTATED BYLAWS

GOVERNING THE

SOUTHEAST OHIO PUBLIC ENERGY COUNCIL

(DBA SUSTAINABLE OHIO PUBLIC ENERGY COUNCIL)

WHEREAS, certain municipal corporations, counties, townships, and other political subdivisions under the laws of the State of Ohio (each, a "Member") entered into an Agreement Establishing the Southeast Ohio Public Energy Council, also referred to herein as "SOPEC", which also may do business under one or more trade names, including the Sustainable Ohio Public Energy Council, (the "Agreement") pursuant to Ohio Revised Code Chapter 167, for the purpose of carrying out the Aggregation Programs pursuant to Ohio Revised Code Sections 4928.20 and 4929.26, and any Additional Programs which the Members or Board of Directors of the Council may approve, from time to time, and which are authorized under the laws of the State; and

WHEREAS, Ohio Revised Code Section 167.04 requires and the Agreement provides that the Council shall adopt Bylaws designating the officers of the Council and the method of selection thereof, creating a governing board to act for the Council, appointing a fiscal officer, and providing for the conduct of the Council's business; and

WHEREAS, each Member has by duly adopted legislation authorized its representative to approve these Bylaws, and the representatives of the Members have met for the purpose of adopting and amending these Bylaws in accordance with Ohio Revised Code Section 167.40 of the Agreement.

NOW, THEREFORE, the following provisions shall constitute the Bylaws of the Council:

Section 1. Definitions.

Any capitalized word or phrase used in these Bylaws and not otherwise defined herein, shall have the meaning given in Exhibit A of the Agreement as the Agreement may, from time to time, be amended, modified, or supplemented in accordance with Section 13 hereof.

Section 2. Inclusion of Members.

Any municipal corporation, county, township, or any other political subdivision under the laws of the State of Ohio may apply to become a Member of the Council by submitting an application in writing to the Board of Directors, accompanied by duly adopted legislation authorizing inclusion in the Council, execution of this Agreement and approval of the Bylaws. The Board of Directors shall review the application and by duly adopted resolution, the applicant municipal corporation, county, township, or other political subdivision under the laws of the State of Ohio shall be included in the Council and deemed a Member hereunder if its inclusion is

approved by the affirmative vote of at a least majority of the Board and the applicant municipal corporation, county, township, or other political subdivision under the laws of the State of Ohio executes the Agreement. The applicant shall thereafter be a Member and, if then applicable, may be assessed its portion of the Aggregation Costs, only if unanimously approved by all impacted Members at a meeting of the Assembly per Exhibit A of the Agreement, by the same method and using the same formula as any other Member, in accordance with the Agreement and Bylaws.

Section 3. Withdrawal of a Member.

(A) Any Member wishing to withdraw from membership in the Council shall notify the Council in the manner described in Section 3(C) hereof and such withdrawal shall, except as otherwise provided in this Section 3, cause such Member's membership in the Council to be terminated. Such termination shall not be effective until the end of the applicable opt-out period as to any electricity or natural gas aggregation program of the Council under which service is being provided to customers in the Member's community.

(B) Any Member wishing to withdraw from participation in any Program of the Council shall notify the Council at least ninety (90) days before the end of the applicable opt-out period for the Council's electricity or natural gas program in the manner described in Section 3(C) hereof. A withdrawal from participation in a Council Program is not a withdrawal from Membership as long as the Member continues to participate in at least one Council Program.

(C) Any notification of withdrawal of a Member from Membership in the Council or from participation in a Council Program must:

(i) be given in writing to the Council at least ninety (90) days before the end of the applicable opt out period for the Council's electricity and natural gas programs; and

(ii) include a certified copy of duly adopted legislation of the governing body of the withdrawing Member authorizing such withdrawal.

(D) After withdrawal from membership in the Council, the withdrawing Member may not become a Member again until it has fully complied with the procedures contained in Section 2 hereof.

Section 4. Assembly.

The Assembly shall be the legislative body of the Council. The Assembly shall be composed of the representatives of the Members. Each Member shall have one representative to the Assembly, who: (i) in the case of municipal corporations, shall be the mayor or manager or

an appointee of such officer; or (ii) in the case of counties, townships, or any other political subdivisions under the laws of the State of Ohio, shall be a person of its governing board or an officer chosen by such governing board. All representatives to the Assembly shall serve without compensation.

An Assembly representative may designate another Assembly representative as a proxy at any meeting by delivering (which may be done electronically) to the Chairman of the Council a written designation of that proxy.

(A) **Officers.** The officers of the Board of Directors shall be the officers of the Council and its Assembly and shall consist of a Chairman, Vice-Chairman, and Treasurer, who each shall be selected pursuant to Section 5 hereof. The Chairman (and in the Chairman's absence, the Vice-Chairman) shall preside at Assembly meetings. If for any reason the offices of the Chairman and Vice-Chairman are vacant, the person serving as Executive Director, if any, shall preside as temporary Chairman until a Chairman is elected by the Board of Directors. If the Council does not have an Executive Director and the offices of the Chairman and Vice-Chairman are vacant, the person serving as Fiscal Agent or their designee shall preside as temporary Chairman until a Chairman is elected by the Board of Directors.

(B) **Resolutions.** A majority of all representatives to the Assembly (including proxies delivered to the Chairman) shall constitute a quorum to transact business except as otherwise provided in the Agreement or these Bylaws. Each representative (including the Chairman and Vice-Chairman) shall have one vote; provided, however, that when a matter is to be voted upon which is of concern to only one or more but not all Programs of the Council, only representatives of participating Members of those Programs shall be entitled to vote on that matter and only those representatives shall be counted for purposes of determining whether a quorum is present. All legislative action of the Assembly shall be by resolutions entered on its records. Except as otherwise provided in the Agreement, the affirmative vote of at least a majority of all of the representatives to the Assembly eligible to vote on a matter (not counting vacancies) shall be required for the enactment of every resolution. Unless otherwise specifically stated in the resolution, all resolutions shall be effective immediately upon enactment, subject to any authorizations or certifications required by the Ohio Revised Code to be made by the Fiscal Agent or the Members.

(C) **Meetings.** The Assembly shall meet on a day of each November designated by the Board of Directors and at such other times as may be required by the Chairman or as may be requested, in writing to the Executive Director, by any two (2) or more Directors. Written notice of each meeting shall be served by the Executive Director upon each Assembly representative not less than twenty-four (24) hours preceding the time for the meeting, and shall state the date, time, and place of the meeting and subject or subjects to be considered at the meeting. The requirements of and procedures for notice may be waived in writing by each

representative and any representative shall be deemed conclusively to have waived such notice with respect to a meeting by their attendance at that meeting. At the request of the Chairman and with the approval of a majority of the Directors, the annual meeting of the Assembly may be rescheduled to such other dates as may be so approved by the Board of Directors; provided, however, that actions required by this Agreement to be taken by the Assembly at its annual meeting are taken by the Assembly within thirty (30) days of the scheduled annual meeting date in November.

Pursuant to Ohio Revised Code Section 121.22(F), the Assembly shall by rule, establish a reasonable method whereby any person may determine the time, place, and purpose of its meetings. All meetings of the Assembly shall be open to the public, subject to the exceptions in Ohio Revised Code Section 121.22(G). The Assembly may, but need not, adopt other rules.

(D) Powers and Duties of Assembly.

(1) At its annual meeting, the Assembly shall review the annual report of the Council, including but not limited to, the financial status of the Council's operation, operation of the Aggregation Programs, and any Additional Program being considered.

(2) At its annual meeting, the Assembly shall consider, upon submission by the Board of Directors, and thereafter modify, if necessary, and approve the annual appropriations of the Council for the next Fiscal Year based upon the estimate of Aggregation Costs and any Additional Program Costs determined. The Board of Directors shall have the authority to revise the appropriations between Assembly meetings.

(3) At its annual meeting, the Assembly shall select the Directors for the Board of Directors for the next Fiscal Year in accordance with Section 5 hereof.

(4) The following matters shall be submitted to the Assembly and are subject to final approval by the Assembly: the annual appropriations of the Council for each Fiscal Year; selection of the Board of Directors; assessment of Aggregation Costs to Members, only if unanimously approved by all impacted Members at a meeting of the Assembly per Exhibit A of the Agreement; and such other matters of the Board of Directors or the Assembly may, from time to time, determine to be matters requiring approval by the Assembly.

Section 5. Board of Directors.

The Board of Directors shall be the policy making body of the Council.

(A) **Composition.** The Board of Directors shall be composed of at least five (5) Directors which shall include the five (5) Members in the Council featuring the largest populations as measured at the most recent decennial U.S. Census. The Board of Directors also shall be composed of up to one additional Director representing each region of the Council, as designated by the Board, up to, and not to exceed five (5) regions, of Members in the Council, who shall be an Assembly representative and shall be elected by the Assembly representatives of each respective region at the annual meeting of the Assembly, provided that the affirmative vote of at least a majority of the representatives to the Assembly of each such region shall be required to elect any Director of such region. In the event a Member in the Council is one of the five (5) largest populations in the Council and is also the only Member in its region, there shall be no second Director position filled for such region. In the event that each region is represented and one or more Director positions remain to be filled, those Director positions shall be filled by representatives receiving an affirmative vote of at least a majority of the Assembly. In addition, there shall be up to five (5) Directors at-large, elected by the affirmative vote of at least a majority of the representatives to the Assembly. No Member in the Council shall have more than one (1) Director representative.

In no event shall there be more than fifteen (15) Directors.

The Fiscal Agent of the Council may attend all meetings of the Board of Directors but shall not have a vote.

(B) **Terms of Office.** Assembly representatives elected to serve on the Board of Directors at the first organizational meeting shall serve the following terms of office: Half, or as close as possible to half, of the Directors shall each serve a two-year term and the other half, or as close as possible to half, shall each serve a one-year term. Thereafter, any Assembly representative elected to serve on the Board of Directors shall serve a two (2) year term of office. If the number of Directors is increased (not to exceed six (6) regions in total) as a result of an increase in the number of regions represented by the membership in the Council, then the terms of those additional Directors shall be set by the Board so that half, or as close as possible to half, of the Directors shall be elected every year. There shall be no limit to the number of terms to which a person may be elected or appointed. All Directors (exclusive of ex-officio members) shall serve without compensation.

In the event that a vacancy occurs on the Board of Directors, the remaining Directors shall meet and appoint an Assembly representative to fill the vacancy until the next meeting of the Assembly at which elections of Directors are held.

(C) **Meetings.** The Board of Directors shall hold regular meetings not less than once per calendar quarter at such times as may be determined by the Board or the Chairman, unless such quarterly Board of Directors meetings are replaced by

meetings of the Assembly. Special meetings shall be held at such other times as may be requested by the Chairman. Written notice of each meeting shall be served by the Executive Director upon each Director not less than twenty-four (24) hours preceding the time for the meeting, and shall state the date, time, and place of the meeting and subject to be considered at the meeting. The requirements of and procedures for notice may be waived in writing by each Director and any Director shall be deemed conclusively to have waived such notice with respect to a meeting by their attendance at that meeting. An organizational meeting of the Board of Directors shall be held after the Agreement Establishing SOPEC is approved by the first three (3) member organizations.

(D) **Attendance.** Directors are expected to attend Board meetings. Any Director who is absent from three (3) Board meetings without excuse or without providing their proxy during a twelve-month period is subject to removal from the Board. The remaining Directors shall meet and appoint a person to fill the vacated seat until the next meeting of the General Assembly at which elections of Directors are held.

(E) **Officers.** At its first meeting in each Fiscal Year, the Board of Directors shall convene and organize. The Chairman of the Board shall be elected to serve a one-year term by the Board of Directors from its Directors by majority vote of all its Directors. The Chairman whose term has expired shall preside as temporary Chairman until the Chairman is elected. In the absence of the prior Chairman, the prior Vice-Chairman shall be elected to serve a one (1) year term by the Board of Directors by a majority vote of its Directors.

(1) **Chairman.** The Chairman shall preside at all meetings of the Board of Directors and the Assembly. The Chairman's duties shall also include, but not be limited to: preparing agendas for each meeting of the Board of Directors and arranging for distribution of such agendas so that each Director receives an agenda at least seven (7) days in advance of each regularly scheduled Board meeting and as soon as practical before any specially scheduled Board meeting; and presenting an annual report to the Assembly at its annual meeting, or distribution of such report to the Members, concerning the activities and operations of the Council. In the event of a tie on matters subject to a vote of the Board of Directors, the Chairman shall cast the tie-breaking vote.

(2) **Vice-Chairman.** In the absence of the Chairman, the Vice-Chairman shall preside at meetings of the Board of Directors and the Assembly. The Vice-Chairman shall succeed to the office of the Chairman, should that office be vacated before the end of a term, and shall assist the Chairman in the discharge of their duties.

(3) **Treasurer.** The Treasurer shall oversee the financial operations of the Council and shall oversee the Council's Fiscal Agent and Fiscal Officer in connection therewith.

(4) **Executive Director.** The Executive Director or their designee shall provide written notice to all Directors on the Board of Directors of all meetings of the Board in accordance with paragraph (C) of this Section. Minutes of all meetings of the Board shall be kept by the Executive Director or their designee and distributed to each Director within thirty (30) days following each Board meeting. The Executive Director or their designee shall provide Assembly Members with written notice of all Assembly meetings in accordance with Section 4 hereof. The Executive Director shall perform such other duties as the Chairman may request. If no Executive Director is hired, the above assignments will be performed by the Fiscal Agent. If the Board of Directors decides to hire a chief executive officer for the Council, then this person will be titled the Executive Director. The Board of Directors shall provide a job description for this position.

(5) **Fiscal Agent.** The Board of Directors shall provide for the employment of a Fiscal Agent either by:

(a) contracting with a Member; or

(b) hiring a person to perform the duties of the Fiscal Agent, who shall be the Fiscal Officer. Separate Fiscal Agents may be hired to handle specific Programs or assigned to the Fiscal Officer if such employee is hired. The Fiscal Agent shall receive and disburse all funds of the Council, prepare all necessary fiscal reports for the Board of Directors and the Assembly, and undertake all other financial transactions necessary to the work of the Council; or

(c) designating the Council as its own Fiscal Agent.

The Fiscal Agent of the Council shall obtain and keep in force a fidelity bond, in an amount determined by the Board of Directors and with a surety company approved by the Board of Directors, or, in lieu of a separate fidelity bond, the Board of Directors may direct the Fiscal Agent to continue and keep in force any existing fidelity bond the Fiscal Agent may have which the Board of Directors determines to be adequate. In either case, the Council shall be named as an insured on such bond and the amount thereof shall not be reduced without prior written consent of the Board of Directors.

The Fiscal Agent and the Executive Director may be held by the same person or by two different persons.

(F) **Powers and Duties of the Board of Directors.** The Board of Directors shall have the authority to:

(1) Consider and approve any purchases of equipment, facilities, or services for the Council, and employment of personnel by the Council; provided that the cost thereof is within the Aggregation Costs approved by the Assembly;

(a) Make recommendations to the Assembly concerning any matter relating to the Council and its Programs, including but not limited to:

(i) amendments to or modifications of the Agreement and Bylaws;

(ii) appropriations of the Council; and

(iii) disqualification of Members.

(2) Direct the Fiscal Agent concerning any disbursements from the Aggregation Fund;

(3) By affirmative vote of a majority of Directors and upon certification to the Board by the Fiscal Agent that the proposal is within the limits of the Council's resources, amend the budget and appropriations of the Council;

(4) Approve the inclusion of additional Members into the Council;

(5) Enter into any and all necessary and incidental contracts to facilitate the aggregation of the retail electric and natural gas loads within the jurisdiction(s) of the Members;

(6) Approve and authorize any new Program of the Council and the terms and conditions of any Program Agreement, including eligibility of any Member or non-member to participate in any such Program, and costs thereof, if any, under any such Program Agreement;

(7) Enter into any and all necessary and incidental contracts to carry out all Programs of the Council; and

(8) Establish one or more standing or Advisory Committees of the Board of Directors.

Section 6. Advisory Committees.

One or more Advisory Committees may be appointed by the Board of Directors to assist the Board of Directors in the management of any Program of the Council. The members of an Advisory Committee shall be appointed by and shall serve at the pleasure of the Board of Directors. Each Advisory Committee shall perform the duties directed by the Board of Directors.

Each Advisory Committee shall elect from its membership a Chairman and Vice-Chairman, who shall each serve for a term of one (1) year or such shorter period of time as the Advisory Committee may be in existence. The Chairman shall preside at all Committee meetings and prepare the agenda for each meeting following consultation with the Executive Director or Board of Directors. In the absence of the Chairman, the Vice-Chairman shall preside at Committee meetings. The Vice-Chairman shall succeed to the office of the Chairman, should it be vacated before the end of a term, and shall assist the Chairman in the discharge of the Chairman's duties.

Each Advisory Committee shall make recommendations to the Board of Directors concerning any matter referred to it by the Board of Directors.

Section 7. Employees and Consultants.

The Board of Directors may employ the Fiscal Agent and the Executive Director for the Council. In addition, the Board of Directors may employ other persons and may contract for the services of independent contractors, consultants, legal counsel, or experts as the Board of Directors deems necessary or appropriate for the proper operation and administration of the Council and its Programs. Any staff employed by the Council shall be determined by the Board of Directors to have the educational background and work experience necessary to discharge the duties assigned to that person by the Board of Directors. The Board of Directors shall establish the salaries, benefits, and work and disciplinary rules for the Council's staff, and shall direct the hiring and discharge of that staff. The Board of Directors of the Council may designate the Executive Director to be responsible for the supervision of the Council's staff. The salaries and independent contractors, consultants, legal counsel, or experts shall be paid either as Aggregation Costs or Additional Program Costs from their respective accounts as determined by the Board of Directors.

Section 8. Equipment and Facilities.

The Council may purchase, lease, or otherwise provide supplies, materials, equipment, and facilities as it deems necessary and appropriate to carry out the Programs of the Council. The Council shall comply, to the extent applicable, with the provisions of the Ohio Revised Code with respect to the procedures for bidding and letting of contracts for the acquisition, repair, or improvement of its facilities, equipment, and supplies. The Fiscal Agent of the Council shall, at the direction of and on behalf of the Board of Directors, enter into all contracts or leases for supplies, materials, equipment, or facilities of the Council.

Section 9. The Aggregation Programs: Additional Programs of the Council.

The Members will act jointly through the Council to establish and implement the Aggregation Programs pursuant to Ohio Revised Code Sections 4928.20 and 4929.26. Each applicable Member has adopted legislation, and approval by the electors of each Member has been or will be obtained, authorizing the Aggregation Program(s). Upon certification of the Members or the Council by the PUCO, as may be applicable, the Council, on behalf of the Members, may affect the aggregation of the retail electric and natural gas loads located within the jurisdictions of the Members. The Council may negotiate and enter into all necessary contracts and take any other necessary and incidental actions to effect and carry out the purposes of the Aggregation Programs for the benefit of the Members and their respective electricity and natural gas consumers.

The Board of Directors shall oversee and manage the operation of the Aggregation Programs and may adopt policies and procedures supplementing the general terms of this Agreement and the Bylaws.

The Board of Directors shall develop a plan of operation and governance for the Aggregation Programs pursuant to Ohio Revised Code Sections 4928.20 and 4929.26 to be adopted by each applicable Member.

The Council may establish, in addition to the Aggregation Programs, such other Additional Programs as the Board of Directors may approve. Each Additional Program shall be established by an Additional Program Agreement among the Members or non-members of the Council whose governing bodies have determined to participate in the Additional Program and have approved an Additional Program Agreement. Each Additional Program Agreement shall be reviewed and approved by the Board of Directors prior to execution by any Member or non-member.

Each Additional Program Agreement shall include but not be limited to provisions that:

(A) Direct the Board of Directors concerning the management of the Additional Program and define matters which must be submitted to the participating Members for decision;

(B) Establish procedures for budgeting Additional Program Costs and apportioning Additional Program Costs among the participating Members and non-members;

(C) Establish one or more funds into which all monetary contributions for Additional Program Costs shall be deposited;

(D) Determine the method and timing of inclusion of additional participating Members and non-members;

(E) If determined to be necessary or desirable, appoint a Fiscal Agent for the Additional Program different from the Fiscal Agent for the Council; and

(F) Determine the disposition, upon termination of the Additional Program, of any supplies, equipment, facilities, or moneys held in connection with the operation of the Additional Program.

Section 10. Conduct of Meetings.

All meetings provided for in these Bylaws shall be conducted in accordance with the latest edition of Robert's Rules of Order, Revised unless otherwise directed by these Bylaws or by resolution of the Assembly, the Board of Directors, or any Advisory Committee with respect to the meetings of each of those bodies. The Chairman of each of those bodies shall be the parliamentary procedure officer and their decisions with respect to matters of parliamentary procedure shall be final. If permitted by Ohio law, all meetings provided for in these Bylaws may be conducted electronically.

Section 11. Amendment to Agreement or Bylaws.

The Agreement may be modified, amended, or supplemented in any respect not prohibited by law upon the approval of the modification, amendment, or supplement by the representatives of at least two-thirds (2/3) of the Members; and the amendment, modification, or supplement shall thereupon become binding upon all Members.

These Bylaws may be modified, amended, or supplemented in any respect upon approval of the modification, amendment or supplement by at least two-thirds (2/3) of the Members' representatives, and the approved amendment, modification, or supplement shall only thereupon become binding upon all Members.

Section 12. Termination of the Agreement.

In the event that the governing bodies of eighty percent (80%) of the Members, by duly adopted legislation, determine that the Agreement shall be terminated, the Board of Directors shall meet within thirty (30) days following its receipt of certified copies of the legislation. At that meeting, the Board of Directors shall determine the date upon which the Agreement and the activities and operations of the Council shall terminate and make recommendations to the Assembly with respect to any matter which must be resolved in connection with the termination of the Council and which is not addressed by the Agreement, the Bylaws, or any Program Agreement.

Upon termination of the Agreement, any Additional Program Agreement shall automatically terminate. After payment of all known obligations of the Council in connection with each Additional Program, any surplus remaining in any Additional Program fund shall be distributed among the participating Members in the manner provided in the Additional Program Agreement. After payment of all known obligations of the Council, any surplus remaining in the Aggregation Fund shall be distributed among the Members participating in the Aggregation

Programs proportionally based on the number of electric and natural gas accounts enrolled in the Aggregation Programs prior to the date upon which the Board of Directors determines that the Agreement and activities and operations of the Council shall terminate in accordance with this Section 12.

No Member shall be required, by or under the Agreement or the Bylaws herein, by an amendment or otherwise, to pay any sum upon termination hereof, unless it shall have expressly agreed thereto.

Section 13. Initial Operation of the Council.

In the first Fiscal Year of the Council's operation, actions required by these Bylaws to be taken at the annual meeting of the Assembly or the first meeting of the Board of Directors shall be taken as soon as practical upon the establishment of the Council.

ADOPTED this 27th day of October, 2014.
AMENDED January 22, 2015.
AMENDED January 23, 2018.
AMENDED June 27, 2018.
AMENDED February 18, 2021.
AMENDED November 17, 2022.
AMENDED July 20, 2023.

SOUTHEAST OHIO PUBLIC ENERGY COUNCIL
(DBA SUSTAINABLE OHIO PUBLIC ENERGY COUNCIL)

ATTACHMENT 8:

SOPEC Competitive Retail Electric Governmental Aggregator Certificate

Competitive Retail Electric Service Provider Certificate

Certified Entity:
Southeast Ohio Public Energy Council
DBA: Sustainable Ohio Public Energy Council
340 West State Street, Suite 134-D
Athens, OH 45701

Certificate Number: **14-826E**

Effective Date: August 15, 2024 **Expiration Date: August 15, 2026**

Issued Pursuant to Case Number(s):

14-0936-EL-GAG

The above referenced entity is hereby certified to provide competitive retail electric **Governmental Aggregator** services within the State of Ohio.
The certification of competitive retail electric service providers is governed by Chapters 4901:1-24 and 4901:1-21 of the Ohio Administrative Code, and Section 4928.08 of the Ohio Revised Code. This Certificate is revocable if all of the conditions set forth in the aforementioned case(s) are not met.
The certified entity is subject to all rules and regulations of the Public Utilities Commission of Ohio now existing or hereafter promulgated.

Witness the seal of the Commission affixed at Columbus, Ohio.

Dated: **15 day of August, 2024.**

By Order of
The Public Utilities Commission of Ohio

Tanowa M. Troupe, Secretary
Michelle Green, Acting Secretary
Susan Patterson, Acting Secretary

Commissioners
Daniel R. Conway
Dennis P. Deters
Lawrence K. Friedeman
John D. Williams

This foregoing document was electronically filed with the Public Utilities Commission of Ohio Docketing Information System on

8/11/2024 9:55:43 PM

in

Case No(s). 14-0936-EL-GAG

Summary: In the Matter of the Certificate of Southeast Ohio Public Energy Council

ATTACHMENT 9:

SOPEC Competitive Retail Electric Power Broker Certificate

Competitive Retail Electric Service Provider Certificate

Certified Entity:
Southeast Ohio Public Energy Council
DBA: Sustainable Ohio Public Energy Council
340 West State Street, Suite 134-D
Athens, OH 45701

Certificate Number: **26-146774E**

Effective Date: February 16, 2026 **Expiration Date: February 16, 2028**

Issued Pursuant to Case Number(s):

26-0048-EL-AGG

The above referenced entity is hereby certified to provide competitive retail electric **Power Broker** services within the State of Ohio.

The certification of competitive retail electric service providers is governed by Chapters 4901:1-24 and 4901:1-21 of the Ohio Administrative Code, and Section 4928.08 of the Ohio Revised Code. This Certificate is revocable if all of the conditions set forth in the aforementioned case(s) are not met. The certified entity is subject to all rules and regulations of the Public Utilities Commission of Ohio now existing or hereafter promulgated.

Witness the seal of the Commission affixed at Columbus, Ohio.

Dated: **16 day of February, 2026.**

By Order of
The Public Utilities Commission of Ohio

Tanowa M. Troupe, Secretary
Michelle Green, Acting Secretary
Robert Fadley, Acting Secretary

Commissioners
Daniel R. Conway
Dennis P. Deters
Lawrence K. Friedeman
John D. Williams

ATTACHMENT 10:

SOPEC Competitive Retail Natural Gas Governmental Aggregator Certificate

Competitive Retail Natural Gas Service Provider or Governmental Aggregator Certificate

Certified Entity:
Southeast Ohio Public Energy Council

340 West State Street, Suite 134-D
Athens, OH 45701

Certificate Number: **23-117885G**

Effective Date: February 05, 2025 **Expiration Date: February 05, 2027**

Issued Pursuant to Case Number(s):
23-0019-GA-GAG

The above-referenced entity is hereby certified to provide competitive retail natural gas Governmental Aggregator services within the State of Ohio.

The certification of competitive retail natural gas service providers is governed by Chapters 4901:1-27, 4901:1-28, and 4901:1-29 of the Ohio Administrative Code, and Section 4929.20 of the Ohio Revised Code. This Certificate is revocable if all of the conditions set forth in the aforementioned case(s) are not met.
The certified entity is subject to all rules and regulations of the Public Utilities Commission of Ohio now existing or hereafter promulgated.
Witness the seal of the Commission affixed at Columbus, Ohio.
Dated: **05 day of February, 2025.**

By Order of
The Public Utilities Commission of Ohio

Tanowa M. Troupe, Secretary
Michelle Green, Acting Secretary
Brian James, Acting Secretary
Robert Fadley, Acting Secretary

Commissioners
Daniel R. Conway
Dennis P. Deters
Lawrence K. Friedeman
John D. Williams

This foregoing document was electronically filed with the Public Utilities

Commission of Ohio Docketing Information System on

2/5/2025 11:00:26 AM

in

Case No(s). 23-0019-GA-GAG

Summary: Certificate No. 23-117885G issued and electronically filed by Mr. Brandon J. Jenkins on behalf of PUCO Staff.

ATTACHMENT 11:

AEP Energy Competitive Retail Electric Supplier Certificate

Competitive Retail Electric Service Provider Certificate

Certified Entity:
AEP Energy Inc

1 Riverside Plaza, 20th Floor
Columbus, OH 43215

Certificate Number: **10-206E**

Effective Date: May 20, 2024 **Expiration Date: May 20, 2026**

Issued Pursuant to Case Number(s):

10-0384-EL-CRS

The above referenced entity is hereby certified to provide competitive retail electric **Power Broker;Power Marketer** services within the State of Ohio.
The certification of competitive retail electric service providers is governed by Chapters 4901:1-24 and 4901:1-21 of the Ohio Administrative Code, and Section 4928.08 of the Ohio Revised Code. This Certificate is revocable if all of the conditions set forth in the aforementioned case(s) are not met.
The certified entity is subject to all rules and regulations of the Public Utilities Commission of Ohio now existing or hereafter promulgated.

Witness the seal of the Commission affixed at Columbus, Ohio.

Dated: **20 day of May, 2024.**

By Order of
The Public Utilities Commission of Ohio

Tanowa M. Troupe, Secretary
Michelle Green, Acting Secretary
Gail Young, Acting Secretary
Susan Patterson, Acting Secretary

Commissioners
Daniel R. Conway
Dennis P. Deters
Lawrence K. Friedeman
John D. Williams

ATTACHMENT 12:

AEP Energy Competitive Retail Natural Gas Supplier Certificate

Competitive Retail Natural Gas Service Provider or Governmental Aggregator Certificate

Certified Entity:
AEP Energy Inc

1 Riverside Plaza, 20th Floor
Columbus, OH 43215

Certificate Number: **12-254G**

Effective Date: June 17, 2024 **Expiration Date: June 17, 2026**

Issued Pursuant to Case Number(s):
12-1491-GA-CRS

The above-referenced entity is hereby certified to provide competitive retail natural gas Retail Natural Gas Aggregator;Retail Natural Gas Broker;Retail Natural Gas Marketer services within the State of Ohio.

The certification of competitive retail natural gas service providers is governed by Chapters 4901:1-27, 4901:1-28, and 4901:1-29 of the Ohio Administrative Code, and Section 4929.20 of the Ohio Revised Code. This Certificate is revocable if all of the conditions set forth in the aforementioned case(s) are not met.
The certified entity is subject to all rules and regulations of the Public Utilities Commission of Ohio now existing or hereafter promulgated.
Witness the seal of the Commission affixed at Columbus, Ohio.
Dated: **17 day of June, 2024.**

By Order of
The Public Utilities Commission of Ohio

Tanowa M. Troupe, Secretary
Michelle Green, Acting Secretary
Susan Patterson, Acting Secretary

Commissioners
Daniel R. Conway
Dennis P. Deters
Lawrence K. Friedeman
John D. Williams

REQUEST FOR QUALIFICATIONS RESPONSE

Energy Aggregation Brokerage Services for Colerain Township

ASPEN ENERGY
BEST ENERGY CONSULTANTS.
BEST ENERGY SUPPLIERS.
BEST ENERGY CHOICE.

Jay Sell

COLERAIN
TOWNSHIP - OHIO

ASPEN ENERGY

February 27, 2026

Assistant Township Administrator Tiphanie Mays
Colerain Township, Ohio
4200 Springdale Road
Colerain Township, OH 45251

RFQ for Energy Aggregation Brokerage Services Response

Dear Assistant Township Administrator Mays,

Aspen Energy Corporation understands the value a successful aggregation program brings, and we are incredibly excited to submit our response to the Request for Qualifications for Colerain Township. Our team is interested in supporting the continued administration and enrollment of aggregation services, and we are enthusiastic about the opportunity to potentially partner with you on this initiative.

Aspen Energy believes our expertise and passion for Government aggregation align perfectly with your goals for this project. We have put significant thought into how we can deliver exceptional results and are eager to demonstrate the value we can bring to your team. While we recognize the complexities and difficulties typically involved in moving away from a current energy consultant, we believe the unique approach offered by us at Aspen makes this a necessary step for Colerain Township.

Aspen Energy Corporation is a nationally renowned energy consulting firm that assists commercial, industrial and municipal clients with a focus on Community Choice Aggregation (CCA). Based in Dublin, Ohio and formed in 2000 by Jonathan Peele, Aspen Energy has a diverse and experienced team (with over 150 years of combined energy industry experience) capable of partnering with Colerain Township to assess options and implement natural gas and electricity CCA programs. Aspen Energy works with over 50 communities on their Electricity and Natural Gas aggregation programs and is interested in working with Colerain Township on its CCA programs.

Aspen Energy would like to assist the township with evaluating options, contract negotiation and completion for the natural gas and electricity aggregation programs. Aspen Energy will also provide customer service support, program administration, market analysis and continued energy consulting. We are confident that the long-term benefits of this unique partnership will far outweigh the initial challenges of the transition.

We look forward to meeting with you to discuss this proposal and how Aspen Energy can provide the solutions and value Colerain Township requires. Thank you for your time and consideration.

Best regards,

Jay Sell
Major Accounts

I. General Firm Information

Aspen Energy Corporation
4789 Rings Road, STE 100
Dublin, OH 43017
614-884-5300 Ext. 234
Jay Sell
Major Accounts
jsell@aspenenergy.com

II. Qualifications

Aspen Energy is a national energy consulting firm headquartered in Dublin, Ohio. We provide energy procurement and management services for our customers. Aspen Energy serves a broad base of small business, commercial and industrial customers located across the United States in deregulated energy markets. Additionally, our Aggregation specialists can help your community leverage its buying power to create savings for your residents and small businesses.

Our staff of professional consultants assist our clients in understanding deregulated energy markets and work with them to realize significant cost savings on their natural gas and/or electricity bills. Aspen maintains solid relationships with top executives of many large, publicly traded retail energy companies. This results in the ability to obtain fast quotes, accurate market analyses and competitive pricing. Aspen's success in the Energy Procurement Industry comes from its commitment to customer service, preeminent consulting excellence, unparalleled business relationships with the nation's top energy suppliers, and the most competitive pricing.

Our firm has a proven track record of delivering comprehensive energy solutions, including:

- Government Expertise: We have successfully serviced over 50 government aggregation programs, navigating complex regulatory environments and achieving significant cost savings for public entities.
- Industrial & Commercial Procurement: Our client management includes over 25,000 industrial, commercial, government, education and non-profit meters totaling over 4 million MWH in electricity and 8.1 million MCF's in annual natural gas usage providing tailored strategies to meet unique operational needs.

With our deep market knowledge and commitment to excellence, we are well-positioned to help your community, Colerain Township, optimize its energy strategy.

III. In-house Services

Aspen Energy will provide all the services described in the Project Scope Section. With Aspen, you will have expert knowledge and a comprehensive suite of government aggregation services. Our team provides specialized support to ensure the success of your energy programs through the following core competencies:

- Community Education Seminars: We conduct informative sessions to ensure residents and small businesses clearly understand the benefits and mechanics of the aggregation program.
- Ballot Referendum Assistance: Our team provides the necessary guidance and support to navigate the process of passing local aggregation referendums.
- Compliance with PUCO regulations: We ensure all programming aspects strictly adhere to state and local regulations, managing the complexities of the filing and reporting processes.
- Options for Sustainability Solutions: Implementing 100% green energy options and carbon reduction initiatives as requested.
- Strategy Preparations: We develop tailored procurement and management strategies designed to meet the specific goals of your community.
- Customer Service: We provide personal dedicated support to address participant inquiries, ensuring a seamless experience for all members of the program.

Aspen Energy is committed to leveraging our expertise to provide high-quality, reliable aggregation services for your government entity.

IV. Experience Working with Colerain Township

Aspen Energy Corporation has yet to commence working with Colerain Township. We look forward to earning your partnership through showing our commitment to providing the best energy aggregation brokerage services possible.

V. Representative Experience

A) City of Shaker Heights

City of Shaker Heights was previously a member of the largest Government Aggregator in the State of Ohio. However, in 2022, the city made the strategic decision to leave that group to partner with Aspen Energy as their dedicated Energy Consultant for their City-led 100% Renewable Electricity Aggregation program.

Our relationship with Shaker Heights has focused on a tailored strategy designed to meet the city's specific renewable energy goals through a transparent and hands-on consulting model. We look forward to implementing this collaborative framework to ensure the Township achieves optimal value and efficiency in its energy procurement.

During the renewal process with City of Shaker Heights, we extended our RFP to aggregation suppliers and included conglomerate aggregators (NOPEC and SOPEC) which allowed us to go beyond the scope of the traditional methodology used by consultants. Our realization to find and collaborate with others in our field could potentially open doors to identify the best fit, services and rates provided to present to the Township. We believe in uniting minds that may offer a plethora of approaches so that we can utilize the market to our advantage. In the end our tailored strategy provided optimal benefits and aggressive pricing for that time.

B) City of Bexley

Our work with City of Bexley began in 2022 as we engaged the city on the opportunity to revive their dormant electricity aggregation program. We believed that we could secure savings (compared to the utility's Standard Service Offer) for the community on their electricity bills and in turn assist Bexley in achieving their sustainability goals through a 100% Renewal Electricity Aggregation program.

After selection, we developed and issued an RFP for competitive suppliers. We then assisted in review, supplier selection and program implementation. Throughout the process, we worked closely with Mayor Ben Kessler, City Council, City Administration and the Board of Control. We have thrived in working with a multitude of stakeholders with Bexley and believe that our commitment to flexibility has helped strengthen these bonds.

Aspen Energy has maintained this strong relationship with Bexley by utilizing our established procedures to personally handle new program enrollments, customer bill-reviews, opt-outs and customer service escalations. As with all our aggregation programs, we continue to handle PUCO filings/certification to maintain aggregator status. Aspen provides written quarterly reporting for Bexley on ongoing operations, enrollments and performance.

C) Brookfield Township (Trumbull County)

Aspen Energy has enjoyed a successful Broker/Township relationship with Brookfield Township since 2017 as we worked towards exiting the County-led electricity aggregation program and implementing a program led by the Township. We successfully navigated the PUCO certification, supplier contract negotiation and community education needed to transition to an autonomous aggregation program.

Aspen has excelled in developing and maintaining strong working relationships with Brookfield Township through times of change. New Trustee transitions have been met with open communication and flexibility to prove our value and expertise.

VI. Key Staff Resumes

Jay Sell – Major Accounts

Jay has twenty years of energy industry experience and focuses on making himself available to Administration and residents to personally answer questions and creatively solve problems as issues arise. Jay has ten years of experience in leading Community Choice Aggregation for Aspen. He will be the main point-person with the Trustees/Administration and the public-facing representative of our team handling media inquiries and most Board of Trustee meetings. Jay also manages the Request for Proposal (RFP) process to secure competitive energy rates and oversee the execution and maintenance of supply contracts for our participating communities.

Robin Townsend – Director of Sales

Robin handles our channel partner relationships while evaluating supplier characteristics and escalating requests to ensure prompt and complete customer service response. Robin has been with Aspen for fourteen years and has nine years managing CCA communities at Aspen.

Ray Finnegan – Senior Energy Consultant

Ray specializes in organizing and leading educational sessions to inform residents and small businesses about the benefits and mechanics of the aggregation program. Serving as a primary point of contact for community members/ratepayers, addressing inquiries, and resolving issues related to their energy supply. Ensuring all program activities and communications strictly adhere to the PUCO, local, state, and federal utility regulations and reporting requirements.

VII. Conflicts of Interest

There are zero conflicts of interest we are aware of at this time.

VIII. Legal Disclosure

Aspen Energy Corporation has not filed bankruptcy at any time. Furthermore, the firm has not been subject to any material claims, judgments, arbitrations, investigations, or lawsuits in excess of $50,000 within the past five (5) years. The firm is not currently involved in any such matters and is not aware of any pending or threatened actions that would meet this threshold.

IX. Standard Billing Rates

Aspen does not bill the Township directly for salaries, wages, benefits, overhead, administrative costs, non-project operating costs, or profit margin. Aspen does not invoice the Township for services, nor does it apply hourly billing rates to the Township.

Aspen is compensated by participating suppliers for facilitating transactions and supporting the procurement process. This compensation is paid by the suppliers and may be incorporated into the pricing structure established by those suppliers. Aspen does not charge the Township any separate or additional fee beyond the pricing provided by the selected supplier.

Accordingly, there are no standard billing rates applicable to the Township under this engagement.

X. Availability

Aspen Energy is available to commence work on this project immediately. Our representatives are available for calls, meetings, e-mails and presentations 8AM – 5PM Monday through Friday. We are available for Board of Trustee meetings, informational Sessions, etc. during the evening or as needed by the Township. The winning supplier will have a hotline for program participants. The Aspen Energy team consisting of Mr. Sell, Mrs. Townsend and Mr. Finnegan will also consistently respond via e-mail or phone to Administration and residents during the day and after-hours.

XI. Sample Contract

Please see attached.

XII. Non-Collusion Affidavit

Please see attached.

XIII. Other Information

Please see next pages for Description of Proposer's Qualifications.

Description of Proposer's Qualifications
Energy Aggregation Broker Services
for Colerain Township, Ohio

A. Summary Overview

Aspen Energy Corporation is a nationally renowned energy consulting firm that assists commercial, industrial and municipal clients with a focus on Community Choice Aggregation (CCA) and renewable energy projects. Based at 4789 Rings Road STE 100 in Dublin, Ohio and formed in 2000 by Jonathan Peele, Aspen Energy has a diverse and experienced team (with over 150 years of combined energy industry experience) capable of partnering with the Colerain Township to assess options and implement natural gas and electricity CCA programs.

Aspen Energy works with over 50 communities on their energy aggregation programs and is interested in working with Colerain Township on its CCA programs. Our team has extensive knowledge of and experience in O.R.C. Section 4928.20. Aspen Energy will assist the Township with evaluating options, contract negotiation and completion of the natural gas and electricity aggregation programs. Aspen Energy will also provide programs administration, market analysis and continued energy consulting.

B. Approach

Aspen Energy will be available immediately to commence work on providing recommendations and supporting material for the Colerain Township. We will communicate with the Township Board of Trustees and Administration clearly and effectively to assess and rank the best options for creating and implementing natural gas and electricity Community Choice Aggregation programs.

Aspen Energy will assist the Township Board of Trustees and Administration in assessing the best options for administering the CCA programs to provide the most competitive program pricing for eligible participants. It will be paramount to determine the availability of multiple pricing options on the market and the current costs associated with

these options to the end-user. We will maximize our strong supplier relationships to secure the best options available on the CCA market for the Township.

We will assist Administration in vetting the available Community Choice Aggregation Suppliers. We have worked with commercial and industrial entities and higher education in the State of Ohio and beyond. We have extensive experience in evaluating, structuring and completing Ohio CCA supplier agreements.

Aspen Energy has a major focus on Ohio Community Choice Aggregation and is extremely knowledgeable and experienced in establishing, implementing and administering CCA programs. We will manage the regulatory and administrative processes for the CCA (in collaboration with the supplier), including required filings and documentation for the Public Utilities Commission of Ohio (PUCO). We will assist in drafting "opt-out" letters and additional information that might be sent out by Township administration or posted on social media. We will also assist with PUCO annual reporting and will ensure that PUCO certification is in good standing. Aspen Energy will provide continued support regarding the Township's natural gas and electricity meters. We will be available for continued consulting during the CCA programs and will be open to community input to improve the programs.

It will also be very important to select supply partners who are as strong in customer service as they are in program delivery. Aspen Energy will collaborate with the selected supplier(s) to ensure that customer service issues are resolved quickly and completely. Residents will have dual customer service access to Aspen Energy and the selected supplier(s).

C. Anticipated Timeline

Aspen Energy is available for immediate commencement. Please see the approximate schedule below. This can be adjusted as needed.

- March 10, 2026 – Township Approval
- March 11, 2026 – Consulting agreement executed. Develop Request for Proposals (RFP) for electricity aggregation June 2026 term.
- March 12 – 13, 2026 – Review and assess electricity RFP with Board/Administration, discuss potential media and community education and engagement sessions.
- March 16, 2026 – Submit electricity aggregation RFP to competitive suppliers.
- March 27, 2026 – RFP response period complete.

- March 30 – 31, 2026 – Assist in RFP response review process with Board/Administration. Make recommendation.
- April 7, 2026 – Last day to select CCA supplier and execute agreement for a June 2026 start.
- April 8, 2026 – develop "opt-out" letters and marketing material, confirm eligible participant lists/mapping.

- April 9 – 10, 2026 – Assist in supplier filing "opt-out" letters with PUCO, community engagement.
- April 13 – May 31 – Develop Request for Proposals (RFP) for natural gas aggregation. Continued energy market review and gas aggregation recommendations. Potentially submit/review gas aggregation RFP.
- June 2026 – Commencement of the next electricity aggregation term.
- June 10, 2026 – Submit Quarterly Report to Administration.

- June 11 – September 4, 2026 – Continue to monitor aggregation program and maintain strong relationship with Board/Administration and ratepayers. Execute next term of gas aggregation agreement.
- September 10, 2026 – Submit Quarterly Report to Administration.
- September 11 – December 9, 2026 – Available to Board/Administration and ratepayers as needed.
- December 10, 2026 – Submit Quarterly Report to Administration.

D. Compensation

Aspen Energy will receive a consulting fee of $.00040 per kWh on electricity and $.005 per ccf on natural gas that is paid by the winning supplier based on actual CCA program usage. There are no fees should the Township elect not to enter into aggregation supply agreements.

E. References

1. Brookfield Township (Trumbull County), Ohio
   Dan Suttles – Trustee – 330-770-7785
2. City Shaker Heights, Ohio
   William Gruber – Director of Law – 216-491-1445
3. City of Bexley, Ohio
   Elizabeth Ellman – Sustainability Programs Coordinator – 614-559-4250

Public Utilities Commission

PUCO.Ohio.gov

Mike DeWine, *Governor* Jim Tressel, *Lt. Governor* Jenifer French, *Chair*

Competitive Retail Electric Service Provider Certificate

Certified Entity:
Aspen Energy Corporation

4789 Rings Rd. Suite 100
Dublin, OH 43017

Certificate Number: **14-767E**

Effective Date: February 05, 2026 **Expiration Date: February 05, 2028**

Issued Pursuant to Case Number(s):

13-2343-EL-AGG

The above referenced entity is hereby certified to provide competitive retail electric **Aggregator;Power Broker** services within the State of Ohio.

The certification of competitive retail electric service providers is governed by Chapters 4901:1-24 and 4901:1-21 of the Ohio Administrative Code, and Section 4928.08 of the Ohio Revised Code. This Certificate is revocable if all of the conditions set forth in the aforementioned case(s) are not met. The certified entity is subject to all rules and regulations of the Public Utilities Commission of Ohio now existing or hereafter promulgated.

Witness the seal of the Commission affixed at Columbus, Ohio.

Dated: **05 day of February, 2026.**

By Order of
The Public Utilities Commission of Ohio

Tanowa M Troupe

Tanowa M. Troupe, Secretary
Michelle Green, Acting Secretary
Robert Fadley, Acting Secretary

Commissioners
Daniel R. Conway
Dennis P. Deters
Lawrence K. Friedeman
John D. Williams

180 East Broad Street
Columbus, OH 43215 U.S.A.

800 | 686 7826
PUCO.Ohio.gov

The State of Ohio is an Equal Opportunity Employer and Provider of ADA Services

Public Utilities Commission

PUCO.Ohio.gov

Mike DeWine, *Governor* Jim Tressel, *Lt. Governor* Jenifer French, *Chair*

Competitive Retail Natural Gas Service Provider or Governmental Aggregator Certificate

Certified Entity:
Aspen Energy Corporation

4789 Rings Rd. Suite 100
Dublin, OH 43017

Certificate Number: **14-335G**

Effective Date: February 05, 2026 **Expiration Date: February 05, 2028**

Issued Pursuant to Case Number(s):
13-2342-GA-AGG

The above-referenced entity is hereby certified to provide competitive retail natural gas Retail Natural Gas Aggregator;Retail Natural Gas Broker services within the State of Ohio.

The certification of competitive retail natural gas service providers is governed by Chapters 4901:1-27, 4901:1-28, and 4901:1-29 of the Ohio Administrative Code, and Section 4929.20 of the Ohio Revised Code. This Certificate is revocable if all of the conditions set forth in the aforementioned case(s) are not met. The certified entity is subject to all rules and regulations of the Public Utilities Commission of Ohio now existing or hereafter promulgated.

Witness the seal of the Commission affixed at Columbus, Ohio.

Dated: **05 day of February, 2026.**

By Order of
The Public Utilities Commission of Ohio

Tanowa M. Troupe, Secretary
Michelle Green, Acting Secretary
Robert Fadley, Acting Secretary

Commissioners
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COLERAIN TOWNSHIP, HAMILTON COUNTY, OHIO
SECTION O
NON-COLLUSION AFFIDAVIT

To: Colerain Township, Ohio
Hamilton County, Ohio

Jay Sell

(Name of Individual)

Aspen Energy Corporation

(Company Representing)

BEING DULY SWORN, DOES DEPOSE AND THAT (HE, THEY) RESIDE AT

47 Timber Oak Ct., Powell, OH 43065

(Residence Address)

AND THAT

Aspen Energy Corporation

(Name of Company)

4789 Rings Rd. Ste 100, Dublin, OH 43017

(Company Address)

IS THE ONLY ENTITY INTERESTED IN THE PROFITS OF THE PROPOSED CONTRACT FOR THIS PROJECT; THAT THE SAID CONTRACT IS MADE WITHOUT ANY CONNECTION OR COMMON INTEREST IN THE PROFITS THEREOF WITH ANY PERSON MAKING ANY BID OR PROPOSAL FOR SAID WORK; THAT THE SAID CONTRACT IS ON THEIR PART, IN ALL RESPECTS, FAIR AND WITHOUT COLLUSION OR FRAUD; AND, ALSO, THAT NO MEMBER OF THE BOARD OF TRUSTEES, HEAD OF ANY DEPARTMENT OR BUREAU, OR EMPLOYEE THEREIN, OR ANY OFFICER OR EMPLOYEE OF COLERAIN TOWNSHIP, OHIO, IS DIRECTLY OR INDIRECTLY INTERESTED THEREIN.

Signature

Jay Sell / Major Accounts
Printed Name/Title

Aspen Energy Corporation
Company

Sworn to and subscribed in my presence on this 26 day of February, 2026 by the above referenced person on behalf of the contractor or supplier.

Notary Public

NOTARIAL SEAL
STATE OF OHIO

JESSICA STAUSS
Notary Public, State of Ohio
My Commission Expires 11-14-28

Energy Alliances
Energy Consulting & Supply

Energy Aggregation Brokerage Services

Colerain Township, Hamilton County, Ohio

Response to Request for Qualifications

Friday, February 27, 2026

8469 Blue Ash Road, Suite 101
Cincinnati, OH 45236
https://energyalliances.com

February 27, 2026

Colerain Township

Colerain Township Administration Building
4200 Springdale Rd
Cincinnati, OH 45251

Subject: Request for Qualifications (RFQ) – Energy Aggregation Brokerage Services

Mx Mays:

Energy Alliances, a 100% Woman Owned Business based in Hamilton County Ohio, is pleased to present our response to Colerain Township's RFQ for Energy Aggregation Brokerage Services. The attached documents outline our experience with assisting Ohio communities, including Colerain Township for the last 14 years, with all aspects of managing an aggregation program.

Our team offers a unique knowledge base and customer experience with aggregation programs, especially in the Duke Energy Ohio footprint. We have team members that have worked for and run retail energy businesses on the suppler side of aggregations. This gives us exclusive insight into how suppliers think.

We have carefully read over and fully understand the Project Scope Section of the RFQ and believe our team and its experience are positioned to continue to provide Colerain Township with solutions to bring continued success to the Township's aggregation programs.

Thank you for the opportunity to respond to the RFQ.

Rich A. Surace
Chief Operating Officer
513-745-1424
rsurace@energyalliances.com

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General Firm Information

Firm:	Energy Alliances, Inc.
Address/Office Location:	8469 Blue Ash Rd, Suite 101, Cincinnati, OH 45236
Main Office Number:	513-794-5555
RFQ Contact:	Rich Surace
	8469 Blue Ash Rd, Suite 101, Cincinnati, OH 45236
	513-745-1424
	rsurace@energyalliances.com

Public Utilities Commission of Ohio (PUCO) Certifications (Renewed Every 2 Years)

Electric – Certificate Number: 14-805E, Expiration 5/20/2026

Natural Gas – Certificate Number: 14-350G, Expiration 5/20/2026

Qualifications

Energy Alliances is a leading energy aggregation consultant in Southwest Ohio supporting a total of 92 active electric and natural gas programs.

Our slogan “Making Aggregation Work For You” is accomplished by closely collaborating with communities to build programs that benefit citizens while simultaneously reducing the resource and time expenditure otherwise needed for a community to invest in the aggregation process.

Founded in 1986, Energy Alliances began by performing energy audits for churches, schools, and small businesses throughout the Greater Cincinnati area. The company added natural gas consulting to its services in the late 90’s when Ohio deregulated the market.

Ohio’s energy landscape continued to change into the early 2000’s when electric generation became deregulated and the ability to aggregate communities for both natural gas and electric became law.

Energy Alliances assisted its first community with a natural gas aggregation in 2007. With the benefits of electric deregulation still unproven, communities were initially hesitant to start electric aggregation programs. As a result, in 2010 Energy Alliances developed their “Community Endorsement” programs. These programs offered a negotiated group rate to the citizens giving them the ability to “opt-in.”

Energy Alliances implemented their first opt-out electric aggregation in 2010 (passed election in 2009).

Since then, we have grown to manage some of the largest communities in Southwest Ohio and currently oversee 55 electric and 37 natural gas programs across Ohio with more than 350,000 residents and small business accounts in our aggregation portfolio.

We stand apart from other consultants because our team lives and works in Greater Cincinnati and receives the same Duke Energy bills as residents. When we speak with residents, we understand exactly what they're experiencing—not from a script or sample bill, but from real, firsthand knowledge. This deep familiarity with Duke Energy's aggregation procedures allows us to provide a smoother, more informed, and customer-focused experience.

A map of Greater Cincinnati communities currently supported by Energy Alliances is included in the Appendix.

For more information go to https://energyalliances.com/about-us

In-House Services

Our services include but are not limited to:

1. Customer Service

- Customer service is a core focus of Energy Alliances.
- Communities often choose us because of our strong service reputation.
- We manage all aggregation-related questions directly, reducing the burden on the Community.
- Support channels include:
    - Dedicated website: https://energyalliances.com/colerain
    - Direct phone line answered by a live, local representative: **513-794-5555**
    - Live chat with in-office staff via our website
- Community staff may forward resident inquiries to us, and we will contact residents directly.

2. Aggregation Regulatory Requirements

- Manage all PUCO & Ohio Consumers' Counsel (OCC) filings.
- Oversee certification renewal every two years.
- Prepare and submit quarterly Electric Market Monitoring Reports

- File the annual PUCO report at no cost to the Community.

3. Supplier Request for Proposal (RFP) Process

- Provide sample RFPs (included in Appendix)
- Track timing of current aggregation contracts.
- Work with suppliers experienced in aggregation and who charge:
    - No enrollment fees
    - No early termination fees
    - No monthly fees
- Administer the entire RFP process.
- Present results and recommendations to Community officials
- Support negotiations with selected suppliers.
- Advise the Community on renewable energy opportunities.

4. Opt-Out Process

- Ensure all regulatory timelines are met.
- Provide opt-out materials for Community review before PUCO filing.
- Deliver clear, structured opt-out timelines.

5. Quarterly Performance Reports

- Publish Community-specific performance reports every March, June, September, and December
- Reports include:
    - Number of accounts enrolled.
    - Program performance compared to Duke Energy default rates
    - Total monthly volume (kWh or ccf)
- Sample report included in Appendix

6. Operational Updates

- Provide updates when suppliers identify operational issues (e.g., dropped accounts, enrollment errors, rate discrepancies)
- Work with suppliers to resolve issues promptly.

Experience Working with Colerain Township

Energy Alliances began managing the Township's electric and natural gas aggregation programs in 2012. In addition, Energy Alliances has helped the Township manage energy rates for the Township's own facilities and lighting accounts.

Energy Alliances started providing electric aggregation performance reports in 2016 (systems built internally to do the complex calculation), since then the average participant has saved over $660 (9.6%) compared to Duke's default electric generation rates with more than $10.45 million dollars saved community wide.

While the electric aggregation can almost guarantee savings, the natural gas aggregation is about stability compared to Duke's variable rate. Since 2012, the average participant has spent $45 (1.2%) more than if they would have stayed with Duke's default natural gas supply. However, we can view that 1% as an insurance policy. Since 2012, the aggregation price has ranged from $0.338 to $0.839 per ccf while Duke's rate has ranged from $0.25 to $1.34 per ccf. This made Duke's rate 30% more volatile during the same period. We speak to many residents that prefer a fixed price option over Duke's variable and more volatile rate.

Representative Experience

When a community chooses Energy Alliances, they receive the support of an entire team. This provides the community and its residents with the ability to speak with someone in case the main contacts are unavailable. However, there are key individuals the Community would interact with.

Rich Surace – Chief Operating Officer – Lead Contact

Rich Surace, Energy Alliances' COO, joined Energy Alliances in 2017 and is the community lead contact due to his experience leading teams, communicating with government officials and citizens as well as having worked on both the supplier and consulting sides of aggregations. Rich has worked directly in the energy industry for 20 years and has managed aggregation programs for over 10 years.

Brenda Coffey – Aggregation Specialist

Brenda offers over 40 years of knowledge in the energy field which includes experience at the pipeline level when third-party transport first began, jobs in the marketing of third-party gas supplies to commercial and industrial end-user accounts and finally with natural gas and electric aggregations throughout Ohio. Brenda's focus at Energy Alliances is managing the regulatory filing process.

Daniel Deters – Aggregation Specialist

Daniel joined Energy Alliances in 2005 as an exclusive consultant as a governmental aggregation specialist and political consultant. Before coming to Energy Alliances, Daniel managed various local and regional election campaigns. Over the last 21 years, Daniel has managed nearly 100 gas or electric aggregation ballot issues. Daniel's informational campaigns have been an innovative addition to the aggregation programs Energy Alliances currently manages. Daniel has collaborated closely with elected officials and administration to guarantee the success of the programs. The information that we convey to the public serves the program long after the issues are approved by voters.

Key Staff Resumes

As the Township's main contact, Rich Surace's resume is included in the Appendix.

Conflicts of Interest

There are no known conflicts of interest between Colerain Township and Energy Alliances.

Legal Disclosure

Energy Alliances does not have any bankruptcies files, and material (in excess of $50,000) claims, judgements, arbitrations investigations or lawsuits pending within the last five (5) years.

Standard Billing Rates

Energy Alliances come at no cost to the Township and the Township is not invoiced for any services. Energy Alliances is paid by the supplier(s) of the aggregation program at a volumetric rate.

Current Standard Rate:

Electric Aggregation – Not to Exceed $0.0006 per kWh.

Natural Gas Aggregation – Not to Exceed $0.008 per ccf.

We use the term not to exceed because we are willing to adjust our rates lower if it benefits the program. For example, if the electric aggregation rate with our fee is $0.0990 per kWh, we may lower our fee to make the rate $0.0989 per kWh.

Availability

Energy Alliances office is open Monday through Friday, 8:00am to 5:00pm ET.

There are multiple ways to reach us:

Phone: 513-794-5555

Email: ops@energyalliances.com

Website and Chat: https://energyalliances.com/colerain

During non-office hours, residents can leave a message, email, or chat. We strive to return messages within one business hour.

Sample Contract

A sample contract is included in the Appendix.

Non-Collusion Affidavit

A signed and notarized non-collusion Affidavit is included in the Appendix.

Other Information

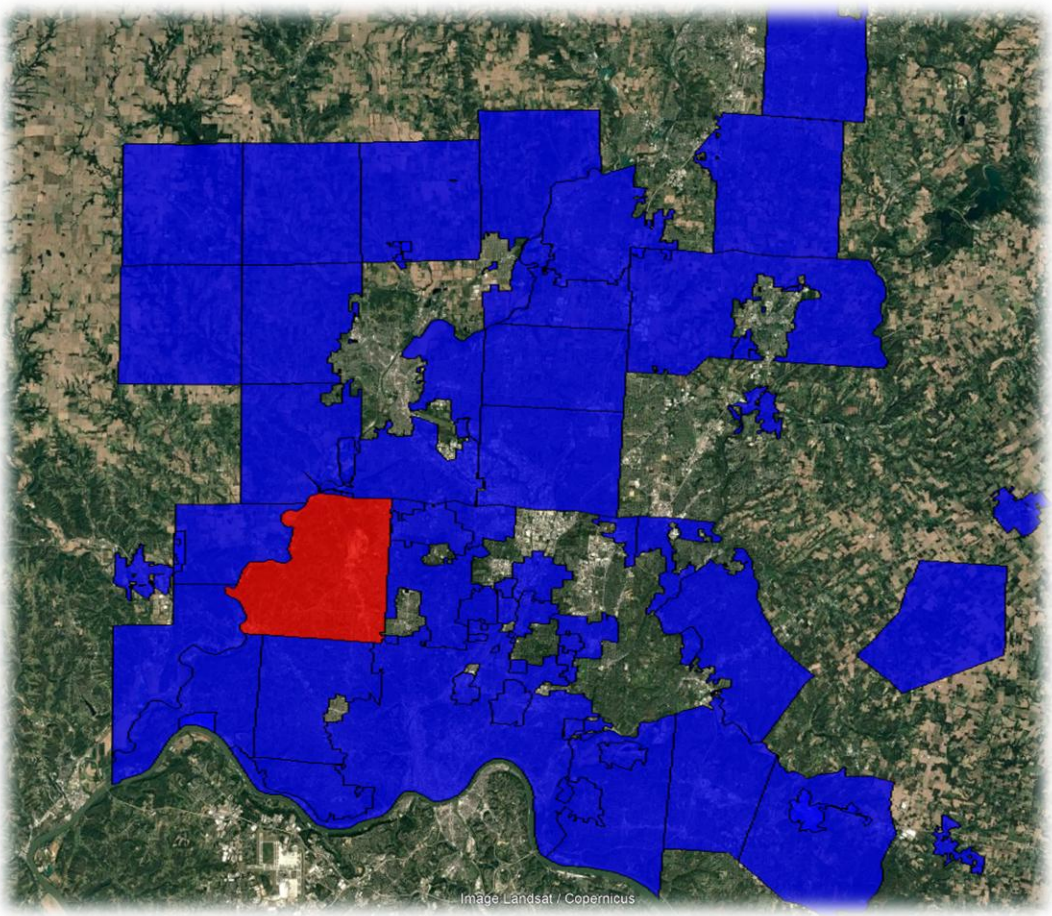
Energy Alliances has supported Colerain Township for 14 years, delivering consistent results and exceptional customer service. Our extensive experience within the Duke Energy Ohio footprint allows us to anticipate issues and resolve them quickly. We serve as the Township's direct link to suppliers, ensuring any operational concerns are promptly communicated and fully addressed. Our focus is to remove the burden of managing an aggregation program from Township staff. Many communities have transitioned to Energy Alliances from other consultants because of the superior customer service we provide to residents.

Appendix

Supporting RFQ Documents

1. Map of Community's Supported by Energy Alliances

A map of communities we support in Greater Cincinnati. A complete list of communities can be found here… https://energyalliances.com/communities



2. References

Instead of listing curated references, we invite you to reach out to any community we support to ask about their experience with Energy Alliances. We are certain that any community would provide a strong recommendation.

3. Rich Surace's Resume

RICH A. SURACE

Summary

Strong analytical thinker continually looking for ways to improve operations and run a business more efficiently and profitably. Developed and execute strategic and integrated campaigns with proven results. Have demonstrated the ability to clearly express strategy to a team and have all members understand and support the process. A background in risk management and programming offers a versatile skill set.

Professional Experience

Energy Alliances, Inc. (Cincinnati, Ohio) - April 2017 - Present

Chief Operating Officer - February 2018 – Present

- Oversee organizational operations and procedures with a strategic focus on balancing efficiency across sales, marketing, IT, and finance.

Key Accomplishment:
Hired two industry veterans to improve Commercial & Industrial sales channel and Customer Service.

Vice President of Business Development - April 2017 – February 2018

- Continually exploring methods of improving internal strategy and customer relationships through market intelligence and technology.

Key Accomplishment:

- Updated Website to provide better community customer experience.
- Implemented a CRM (Customer Relationship Management) System to improve customer service.

Dynegy Energy Service (Cincinnati) – April 2015 – April 2017

Director, Retail Business Operations (East)

- Managed teams in Ohio responsible for mass market customer acquisition, account management/customer service, and sales support for the commercial & industrial sales team.
- Reported directly to the Executive Vice President of Retail.
- Personally, interacted with community leaders through the entire governmental aggregation process including public meetings, pricing options, and enrollment.

Duke Energy Retail & Duke Energy Corporation (Cincinnati) – September 2004 - April 2015

Mass Market Retail Risk Manager - Duke Energy Retail (DER) – April 2012 – Present

- Oversee the mass market operations for DER by studying and clearly understanding the electric and natural gas market to position DER as a leading retail energy supplier in Ohio. Lead team to acquire an average of $8M of contracted margin between 2013 and 2015.
- Structure pricing and offer strategy for all electric and natural gas campaigns.
- Managed mass market Profit/Loss and hedging strategy
- Worked directly with Marketing Manager to execute direct mail, social media, corporate partners, and community endorsements in addition to other customer acquisition tactics

Key Accomplishment:
Completed research to take DER into the Dayton Power & Light service area after years of avoiding that market with the assumption the cost to serve a customer was too high. Found an issue in the pricing model which after being corrected lowered the cost to serve a customer by 25% and allowed DER to acquire more than 1000 customers in the following months.

Market Fundamentals Lead - Duke Energy Corporation – October 2011 – April 2012

- Lead support for Natural Gas Fundamentals
- Developed various products to support risk managers.
- Develop dynamic applications for risk management team to mainstream and increase efficiency.

Key Accomplishments:
Developed an accurate system to estimate weekly natural gas storage levels. The reporting of these storage levels is a key driving in gas pricing and gave risk managers early indication of market trends. Lead member of audit team to assure that the Midwest Commercial Generation business followed State Regulatory rules. Worked closely with senior management, internal legal team, state representatives, and a 3rd party audit committee.

Portfolio Analyst - November 2007 – October 2011

- Key player in the rebuilding of the fundamentals team for the Midwest Commercial Generation organization
- Developing products to support risk managers
- Fundamental focus on Natural Gas, Crude Oil and Power

Weather Analyst - Duke Energy Corporation/Cinergy Corp – September 2004– November 2007

MDA Federal – Rockville, MD - June 2001– September 2004

Meteorologist

Technical Skills

Offer Strategy, Marketing, Pricing, Structuring, Proficient in Microsoft Office Suite, VBA (Excel Macros),

SQL (Oracle / SQL Server), Commodity Markets

Education

Penn State University - Bachelor of Science (BS), Meteorology - 1996 – 2000

Montgomery College - Certification, Computer Programming - 2002 – 2003 - Completed with Honors

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4. Sample Contract

INDEPENDENT AGENT AGREEMENT

FOR NATURAL GAS AND ELECTRIC AGGREGATION SERVICES

This Agreement, made and entered into this _____ day of _____, 20__, by and between _____ ("Client") whose address is _____, and **ENERGY ALLIANCES, INC.** ("Consultant") whose address is 8469 Blue Ash Road, Suite 1, Cincinnati Ohio 45236.

WITNESSETH:

WHEREAS, Client is the governing body of a Choose an item. in the State of Ohio; and

WHEREAS, Ohio Revised Code Section 4928.20 authorizes Client to adopt a resolution to aggregate electric services within the Choose an item. and, for that purpose, to enter into service agreements to facilitate the sale and purchase of electricity.

WHEREAS, Ohio Revised Code Section 4929.26 authorizes Client to adopt a resolution to aggregate natural gas services within the Choose an item. and, for that purpose, to enter into service agreements to facilitate the sale and purchase of natural gas.

WHEREAS, Client is interested in reducing its overall energy costs and the energy costs of its residents; and

WHEREAS, Consultant offers energy consulting and natural gas and/or electric aggregation services that may reduce the cost per energy unit consumed; and

WHEREAS, Client hereby agrees to utilize Consultant as an exclusive agent and grants exclusive rights to perform such Services, as described in and subject to the terms and conditions of this Agreement.

NOW, THEREFORE, for and in consideration of the mutual promises, covenants and agreements herein contained, the parties hereto mutually agree as follows:

1. SCOPE OF SERVICES

A. Consultant shall provide energy consulting and natural gas and/or electric aggregation services ("Services") including but not limited to the following:

1) Assist Client in becoming certified by the PUCO as a Governmental Aggregator following voter approval of the aggregation ballot issue(s). Such assistance may include but is not limited to drafting (or working with chosen supplier to draft) the Plan of Operation and Governance ("Plan"), lead all required Public Hearings discussing said Plan, filing (or working with chosen supplier to file) the Plan for certification by the PUCO, responding to all PUCO requests for additional information until certification as a Governmental Aggregator is granted by the PUCO.

2) Administer the supplier selection process; analyze supplier qualifications/proposed program options; provide supplier recommendations; and assist in the supplier contractual process and supplier performance evaluation.

3) Provide energy buying consultation and recommendations.

4) Assist in the design of Opt-Out Notification Form and other program notifications.

5) Assist in the volume data collection process and verification;

6) Assist with the day-to-day administration of the Program (including but not limited to: problem resolution, press releases, maintaining PUCO compliance (including annual reporting requirements and certification renewal), and supplier liaison).

7) Report on Program participation and provide energy program performance reports.

B. Consultant agrees to furnish the services of its organization, to exert its best efforts, and to exercise the highest degree of professional skill and competence in performing all services specified above, or otherwise listed in, this Agreement and as to any additional work required by Client and accepted by the Consultant. Receipt by the Consultant of any approval by the Client shall not release or diminish the obligation of the Consultant to perform all Services in accordance with this standard of care.

C. Consultant shall update Client on its progress at regular intervals.

2. RELATIONSHIP BETWEEN THE PARTIES

A. The relationship created herein between Consultant and Client is that of an independent agent. Nothing herein contained shall be construed to create any other relationship or to create a joint venture, partnership, or employee-employer relationship between the parties.

B. Nothing in this Agreement shall be construed to give Consultant any interest in the tangible or intangible assets of Client or to give either party the authority to bind, represent, or commit the other.

C. Consultant specifically recognizes and understands that as an independent agent it will be solely responsible for the payment of all appropriate federal, state, and local taxes relative to any compensation from the selected supplier that it receives Consultant further agrees to indemnify and hold Client harmless from any liability or claims incurred by Client as a result of Consultant's failure to pay such appropriate taxes, failure to pay benefits, workers' compensation, occupational illness or other claims.

3. COMPETITION

Consultant may represent, perform services for, and be employed by any additional clients, political subdivisions, municipalities, persons, or companies as Consultant, in Consultant's sole discretion, sees fit, including others in the same business or in competition with Client. In addition, nothing in this Agreement shall prevent Consultant from competing with the business of Client.

4. ACCEPTANCE/REJECTION OF OFFER

Client retains sole discretion to accept or reject any offer brokered by Consultant for natural gas and electric supply service to Client, regardless of the amount of savings which may be realized by that offer.

5. FACILITIES AND EQUIPMENT

Consultant is solely responsible for the provision of facilities and equipment necessary to fulfill its responsibilities under this Agreement.

6. COMPENSATION

There shall be no cost to Client for Consultant's services outlined in this Agreement.

7. TERM OF AGREEMENT

If this Agreement is not terminated pursuant to Paragraphs 9, 10, or 11 of this Agreement, this Agreement shall be in effect until the conclusion of any contract brokered by Consultant with a selected electric and/or natural gas supplier to provide energy supply to Client's residents. Unless either party notifies the other party of its intention to terminate this Agreement at least one hundred twenty (120) days prior to its expiration, the Agreement shall renew itself automatically for subsequent one-year terms. However, nothing in this Agreement, including its Term, shall preclude or prohibit Client from requesting proposals from, bidding for, negotiating, or contracting with other consultants during the Term of this Agreement to perform the Services currently performed by Consultant after the expiration of the Term of this Agreement. Moreover, in order to ensure a seamless transition and continuation of the program at the expiration of the Term of this Agreement, any consultant chosen by the Client may, during the Term of this Agreement, perform the Services currently performed by Consultant in order to obtain, contract with, and retain suppliers for Client after the expiration of the Term of this Agreement.

8. PRIMARY CONSULTANT AND SUBCONTRACTING

A. The Consultant agrees that all of its employees, subcontractors, and agents assigned to perform Services under this Agreement shall be competent and have sufficient prior experience to carry out the responsibilities assigned to them effectively and efficiently.

B. None of the Services covered by this Agreement shall be subcontracted without the prior written consent of Client which consent shall not be unreasonably withheld. Any Services subcontracted hereunder shall explicitly state that it is subject to each provision of this Agreement.

9. TERMINATION

Notwithstanding any other provision of this Agreement it is mutually understood and agreed that this Agreement may be terminated upon mutual consent. In the event Client terminates this Agreement pursuant to this provision, Client assumes all obligations to arrange for its natural gas and/or electric service.

10. CLIENT'S TERMINATION FOR CAUSE

A. In addition to termination as provided by Paragraph 9 hereof, this Agreement may be terminated by Client at any time without notice upon the occurrence of one or more of the following events:

1) In the event Consultant shall be guilty of fraud, dishonesty, or other acts of misconduct in the rendering of professional services; or

2) In the event Consultant shall fail or refuse to faithfully or diligently perform the provisions of this Agreement or the usual or customary duties of its profession; or

3) Bankruptcy or insolvency of Consultant; or

4) Assignment of this Agreement by Consultant without the prior written consent of the Client.

B. In the event Client terminates this Agreement pursuant to this provision, Client assumes all obligations to arrange for its natural gas and/or electric service.

11. CONSULTANT'S TERMINATION FOR CAUSE

A. In addition to termination as provided by Paragraph 9 hereof, this Agreement may be terminated by Consultant upon the occurrence of one or more of the following events:

1) In the event Client fails to comply with statutory deadlines required for natural gas and electric aggregation, after being notified of such deadlines by Consultant in writing; or

2) In the event Client fails to respond in a timely manner to Consultant's written requests for action and/or approval. Both parties acknowledge that Client is the governing body of a political subdivision of the state of Ohio and must therefore act in accordance with the meeting and publication statutes governing such bodies. Accordingly, both parties agree that the determination of timely action by Client shall be made in consideration of those requirements; or

B. In the event Consultant terminates this Agreement pursuant to this provision, Client assumes all obligations to arrange for its natural gas and/or electric service.

12. RIGHT TO AUDIT

Client shall have the right to audit the performance of Consultant under this Agreement.

13. COMPLIANCE WITH LAWS

Consultant shall, at its sole cost and expense, comply with all federal, state, and local laws applicable to its work and shall procure all applicable licenses and permits necessary for the fulfillment of its obligations under this Agreement.

14. CONFIDENTIALITY

Except for matters of public record, information already within the other party's possession prior to entering into this Agreement, and except to the extent required (through deposition, interrogatory, request for production, subpoena, civil investigative demand or similar process) by a court order, Client agrees to keep confidential all information, including pricing and any data collected hereunder, unless expressly agreed to in writing by Client and Consultant. In the event that Client becomes required, in the manner specified above, to disclose any confidential information, Client shall provide prompt written notice to Consultant so that Consultant may timely seek a protective order or other appropriate remedy. In the event that such protective order or other remedy is not obtained, Client agrees to furnish only that portion of the confidential information that is required to be furnished.

15. ASSIGNABILITY

Client and Consultant shall not assign or transfer, in whole or in part, this Agreement or any rights or obligations hereunder without the prior written consent of the other party, such consent not to be unreasonably withheld. All of the covenants, conditions and obligations of this Agreement shall extend to and be binding upon the permitted heirs, personal representatives, successors, and assigns, respectively, of the parties hereto.

16. MERGER OF AGREEMENT

This Agreement is an integrated agreement and contains the entire agreement regarding matters herein between the parties. No representations, warranties or promises have been made or relied upon by any party hereto other than as set forth herein. This Agreement supersedes and controls any and all prior communications between the parties or their representatives relative to matters contained herein. Any changes, modifications, or additions to this Agreement shall be made by mutual consent in writing in the form of a supplemental Agreement signed by both parties and attached hereto.

17. NOTICES

All notices hereunder shall be in writing and shall be delivered by certified mail, return receipt requested, or by overnight carrier to the following addresses:

As to Consultant:

Energy Alliances, Inc.
8469 Blue Ash Road, Suite 1
Cincinnati OH 45236

As to Client:

18. GOVERNING LAW

This Agreement shall be governed by, subject to the jurisdiction of, and construed in accordance with the laws and courts of the State of Ohio.

19. MISCELLANEOUS

A. A waiver by any party hereto of a breach of any provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach by any party.

B. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions will nevertheless continue in full force without being impaired or invalidated in any way.

20. AUTHORITY TO SIGN

The representative of the Consultant whose signature is affixed to this Agreement affirms that he has been duly authorized to bind the Consultant to the terms of this Agreement by his signature. The representative of Client whose signature is affixed to this Agreement affirms that he has been duly authorized to bind Client to the terms of this Agreement by his signature.

IN WITNESS WHEREOF, Client and Consultant have executed this Agreement as of the date first written above.

ENERGY ALLIANCES, INC.

5. Sample Performance Report

Energy Alliances

Electric Aggregation Performance Report Summary

Colerain Township (Hamilton Co), Ohio

COLERAIN TOWNSHIP ~ OHIO

Bill Month	Number of Accounts	Total Volume (kWh)	Aggregation Price ($/kWh)	Average "Price to Compare" ($/kWh)	Total Aggregation Cost ($)	Total Utility Cost ($) *	Total Performance ($)	Total Performance (%)	Avg. Performance Per Account ($)	% of Accounts w/ Positive Performance
Oct-2024	15,757	13,523,762	$0.0689	$0.0765	$931,791.28	$1,035,110.91	$103,319.64	10.0%	$6.56	94%
Nov-2024	15,322	11,410,520	$0.0689	$0.0778	$786,192.10	$887,908.07	$101,715.96	11.5%	$6.64	96%
Dec-2024	15,110	13,597,166	$0.0689	$0.0747	$936,854.39	$1,015,574.65	$78,720.25	7.8%	$5.21	89%
Jan-2025	14,920	17,270,062	$0.0689	$0.0713	$1,189,920.64	$1,230,763.07	$40,842.43	3.3%	$2.74	80%
Feb-2025	14,593	17,846,479	$0.0689	$0.0694	$1,229,634.57	$1,239,279.95	$9,645.38	0.8%	$0.66	78%
Mar-2025	14,361	13,829,622	$0.0689	$0.0729	$952,871.10	$1,008,817.21	$55,946.11	5.5%	$3.90	86%
Apr-2025	14,050	10,563,645	$0.0689	$0.0756	$727,844.84	$799,118.51	$71,273.67	8.9%	$5.07	92%
May-2025	13,796	10,256,337	$0.0689	$0.0764	$706,671.78	$783,719.29	$77,047.51	9.8%	$5.58	93%
Jun-2025	-	-	$0.0000	$0.0000	$0.00	$0.00	$0.00	0.0%	$0.00	0%
Jul-2025	15,927	20,388,799	$0.0936	$0.1028	$1,908,391.59	$2,096,176.70	$187,785.11	9.0%	$11.79	98%
Aug-2025	15,615	21,333,724	$0.0936	$0.1027	$1,996,836.58	$2,190,174.80	$193,338.22	8.8%	$12.38	98%
Sep-2025	15,124	16,249,760	$0.0936	$0.1028	$1,520,977.57	$1,671,274.38	$150,296.81	9.0%	$9.94	98%
Total	13,715	166,269,877	$0.0775	$0.0839	$12,887,986.46	$13,957,917.54	$1,069,931.08	7.7%	$78.01	

* "Total Utility cost ($)" represent what those in the aggregation would have paid if they stayed with Duke's Standard Service Offer

Notes: Reminder that there was not an active program in June 2025.

Over the last 12 months, the average participant has saved almost $80 (7.7%) compared to Duke's default rate. More than $1M have been saved across the entire community.

6. Sample RFP

RFP sent on Colerain Township's in November 2024 ahead of May 2025 electric expiration.

Request for Proposal ("RFP") on

Colerain Township (Hamilton Co), Ohio
Electric Governmental Aggregation Program

November 22, 2024

Energy Alliances, Inc. was selected by the Colerain Township (Hamilton Co), Ohio to manage their electric governmental aggregation program. Township constituencies voted on the aggregation issue in November 2005 and became a certified electric governmental aggregator effective January 2006. Energy Alliances would like to give you the opportunity to bid on this program.

Bid Due:	**Fri, December 13th @ noon ET, Indicative Pricing**
Service Territory:	Duke Energy Ohio
Program Commences:	See table below
Product Type:	Fixed Price
Termination Fee:	None
Energy Alliances Fee:	$0 during indicative pricing phase
Pricing Terms:	See chart below

Pricing Structure

May 2025				
Start Month	May 2026	September 2026	December 2026	May 2027
"Traditional" Price				
Renewable Adder				

In addition to pricing, please provide:

1) Draft MSA agreement
2) Draft Opt Out Letter. Leaving all the dates/prices blank is fine.
3) Draft end use Customer Terms and Conditions

Please respond to each of the following questions:

1) Please explain your renewable adder and how you plan to accomplish the 100% renewable offset.

2) Do you agree, at the discretion of Energy Alliances, to run at least one “resweep” each calendar year of the program to give newly eligible accounts a chance to opt-out?

3) Do you agree to allow eligible customers to enter the program at any time at the same aggregation price and terms as other customers already in the program and to not charge any application fee or other charges for entering the program?

4) Do you agree to allow participants to leave the program at any time without a termination fee?

5) Do you agree not to push mass market or door-to-door offers to residents and small business customers during the term of the aggregation program?

6) Would you consider a “Blend and Extend”?

7) Though Energy Alliances understands the sensitive nature of an RFP reply and will fully protect responses allowable by law, please acknowledge that by responding to this RFP that information you provide could potentially be part of a public records request.

With the attached customer file, it has already been scrubbed to remove:

1) Usage > 700,000 kWh
2) Mercantile Customers
3) Switched Customers (those currently on aggregation are included on list)
4) Accounts on the PUCO “Do Not Aggregate” List
5) Customers under PIPP

If you have any questions related to this RFP, please reach out to Rich Surace, rsurace@energyalliances.com or 513-745-1424.

7. Non-Collusion Affidavit

COLERAIN TOWNSHIP, HAMILTON COUNTY, OHIO
SECTION O
NON-COLLUSION AFFIDAVIT

To: Colerain Township, Ohio
Hamilton County, Ohio

Richard A. Surace

(Name of Individual)

Energy Alliances, Inc.

(Company Representing)

BEING DULY SWORN, DOES DEPOSE AND THAT (HE, THEY) RESIDE AT

3444 Avalon Trail, Lebanon, OH 45036

(Residence Address)

AND THAT
Energy Alliances, Inc.

(Name of Company)

8469 Blue Ash Rd, Suite 101, Cincinnati, OH 45236

(Company Address)

IS THE ONLY ENTITY INTERESTED IN THE PROFITS OF THE PROPOSED CONTRACT FOR THIS PROJECT; THAT THE SAID CONTRACT IS MADE WITHOUT ANY CONNECTION OR COMMON INTEREST IN THE PROFITS THEREOF WITH ANY PERSON MAKING ANY BID OR PROPOSAL FOR SAID WORK; THAT THE SAID CONTRACT IS ON THEIR PART, IN ALL RESPECTS, FAIR AND WITHOUT COLLUSION OR FRAUD; AND, ALSO, THAT NO MEMBER OF THE BOARD OF TRUSTEES, HEAD OF ANY DEPARTMENT OR BUREAU, OR EMPLOYEE THEREIN, OR ANY OFFICER OR EMPLOYEE OF COLERAIN TOWNSHIP, OHIO, IS DIRECTLY OR INDIRECTLY INTERESTED THEREIN.

Signature

Richard A. Surace / COO
Printed Name/Title

Energy Alliances, Inc.
Company

Sworn to and subscribed in my presence on this 23rd day of February, 2026
by the above referenced person on behalf of the contractor or supplier.

MARY TAYLOR NOTARY PUBLIC
COMM EXP: SEP 25, 2029
STATE OF OHIO

Notary Public

ADMINISTRATION

Department: Administration

Department Director: Tiphanie Mays, Assistant Administrator

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

Motion to Issue a Request for Proposal for Lawncare and Mowing Services for vacant Township Owned properties.
Recommend ADOPTION of the Motion.

Rationale:
The Township is requesting proposals from responsible parties for grass cutting, trimming: debris removal; tree and brush trimming; and other maintenance tasks as determined.

These services will be performed on Township-owned vacant property which constitutes approximately twenty (20) properties (some lots are continuous) within the Township. Should the responses be favorable, staff would recommend a course of action at the April 14, 2026 Board meeting.

REQUEST FOR PROPOSALS (RFP)

PROFESSIONAL LAWNCARE/MOWING SERVICES
for
Colerain Township

Release Date: 3/11/2026
Response Deadline: 3/27/2026

4200 Springdale Road
Colerain Township, OH 45251

513-385-7500

GUIDELINES AND INSTRUCTIONS
FOR REQUEST FOR PROPOSALS (RFP) FOR PROFESSIONAL LAWNCARE/MOWING SERVICES

NOTICE TO RESPONDENTS

Colerain Township is soliciting requests for proposals for Professional Lawncare/Mowing services. All clarifying questions for this request should be directed to Tiphanie Mays, Assistant Township Administrator, via email at tmays@colerain.org.

In order to properly submit a response, all responses should be sent as an electronic PDF, sent via email at tmays@colerain.org OR in a sealed envelope to 4200 Springdale Road, Cincinnati, OH 45251. These should be submitted to the attention of Tiphanie Mays, Assistant Township Administrator, no later than 4:00 p.m., Friday, March 27, 2026.

Respondents should be aware that any records they submit to the Township, or that are used by the Township may be public records. The Township will promptly disclose public records upon request unless a statute exempts them from disclosure. Respondents should also be aware that if even a portion of a record is exempt from disclosure, generally, the rest of the record must be disclosed.

GENERAL INFORMATION

Colerain Township is a community of nearly 60,000 residents located over 43 square miles. The Township has one major regional retail corridor (Colerain Ave.), with several other retail centers dispersed throughout other areas of the Township. The largest employer in Colerain Township is Rumpke. Colerain Township is governed by three independently elected Trustees and one elected Fiscal Officer. The Township owns several vacant lots that are in need of general lawn maintenance and clean up (when necessary).

The Township is seeking proposals for grass cutting, trimming; debris removal; minor tree and brush trimming; and other tasks to be determined through December 31, 2026. The term may be extended one year by mutual consent of Township and Contractor.

PROJECT SCOPE

The Township is requesting proposals from responsible parties for grass cutting, trimming: debris removal; tree and brush trimming; and other maintenance tasks as determined. These services will be performed on Township owned vacant property which constitutes approximately twenty (20) properties (some lots are continuous) within the Township. The Public Services Department will be responsible for providing an initial work program pertaining to each property for the contractor.

Performance of Services and Requirements

All services are to be performed in a professional manner. Contractor is to provide all supervision, materials, labor, equipment, service, operation and expertise required to perform grass mowing and property maintenance. Contractor is a reflection of the Township

and must be professional in conduct, attire and work performed.

Only employees of the Contractor shall perform all work under this contract. No work may be subcontracted without the written permission of the Township. The Contractor shall comply with all federal, state and local requirements for unemployment compensation, worker's compensation and minimum wage requirements. The successful bidder shall submit a list of employees who will perform a service under this contract and their contact information.

No contract will be awarded to any person, firm or corporation that is in default to the Township upon any debt or contract, or who has failed to execute in whole or in part, in a satisfactory manner, any contract with the Township, or who is a defaulter as to surety or otherwise upon any obligation to the Township.

The Township reserves the right to award a contract to Contractor other than the lowest bidder when it is in the best interest of the Township to do so.

Grass clippings are to be removed from the driveway, sidewalk and street pavement in front of the property. All tree branches, bush trimmings and debris etc. are to be removed from the property and deposited properly within the landfill or composted if appropriate. Debris is defined as any garbage, trash, waste, rubbish, ashes, cans, bottles, wire, oil, paper, cartons, boxes, scrap pieces of wood, concrete pipe, pieces of brick or concrete blocks, pieces of drywall, construction debris of any type, parts of automobiles or trucks (i.e. hubcaps, tires, etc.), furniture, glass or anything else of an unsightly or unsanitary nature.

No work to be done before the hour of 7:00 a.m.

Contractor will self-monitor properties. Grass/weeds over nine (9) inches are in violation of the Township code and shall not exceed this requirement. Invoices must be submitted every two weeks in coordination with the monthly check disbursements.

Contractor will provide the Township an Excel spreadsheet at time of invoice listing all current properties being maintained by the Contractor which describes when each property was inspected and maintained.

Insurance Requirements
The Township requires a minimum insurance that will protect the Contractor from claims set forth below which may arise out of or result from the Contractors execution of work:

a. Claims under worker' compensation, disability benefit and other similar employee benefit acts;
b. Claims for damages because of bodily injury, occupational sickness or disease, or death of employees;
c. Claims for damages because of bodily injury, sickness, or disease, or death of any person other than employees;
d. Claim for damages insured by usual personal injury liability coverage which are sustained (1) by any person as a result of an offense directly or indirectly

related to the employment of such person by the contractor, or (2) by any other person; and
e. Claims for damages because of injury to or destruction of tangible property, including loss of use resulting there from.

The contractor shall procure and maintain, at their own expense, during the contract time, liability insurance as hereinafter specified:

Contractor's General Public Liability and Property Damage Insurance, including vehicle coverage issued to the Contractor and providing protection from all claims for personal injury, including death, and all claims for destruction of or damage to property, arising out of or in connection with any services performed by anyone directly or indirectly employed by the Contractor. Insurance shall be written with a limit of liability of not less than $1,000,000.00 for all damages arising out of bodily injury, including death, at any time resulting there from, sustained by any one person in any one accident; and a limit of liability of not less than $1,000,000.00 for all property damage sustained by any one person in any one accident; and a limit of liability of not less than $1,000,000.00 aggregate for any such damage sustained by two or more persons in any one accident.

TIMELINE

1. Township Trustees RFP Approval: March 10, 2026
2. RFQ Release and Advertisement: March 11, 2026
3. Proposal Deadline: March 27, 2026, 4:00 p.m. (local time)
4. Township Trustees Approval: April 14, 2026

The Township will not be responsible for proposals that are received after the 4:00 p.m. deadline on Friday, March 27, 2026. Work is expected to commence upon the full execution of a maintenance contract immediately following the Trustee's approval on April 14, 2026.

EVALUATION CRITERIA

Proposals will be initially evaluated by internal Township staff, including the Township Administrator and Assistant Administrator. After this initial internal review, a recommendation will be provided to the Board of Trustees for a final decision.

The Township understands that it is important to use a structured process that fairly compares different proposals based on several factors. The criteria for evaluating the proposals will be based upon a combination of the factors, including but not limited to the following:

1. Experience working with local government agencies
2. Fee structure
3. Past record of performance on projects similar in type and complexity
4. Availability

Colerain Township Trustees must still approve a vendor before the process is completed. Please refer to the timeline information for the projected date of Township Approval. After acceptance of the proposal, Contractor must show evidence of State of Ohio Bureau of Workers' Compensation Certificate of Premium Payment coverage and minimum insurance coverage as discussed above.

RESPONSE FORMAT

All proposals shall be submitted in the following format. Failure to abide by this format may result in the disqualification of the submission and will not be considered complete.

1. Cover Letter – A cover letter signed by an individual who is authorized to submit the response to the Request for Proposals.

2. Qualifications – Provide a summary of your qualifications, history, and expertise.

3. Experience Working with Local Governments – A listing of projects with a description of services rendered.

4. Availability – Please demonstrate the availability to commit to a regular maintenance schedule in order to stay in compliance with the Township's property maintenance standards/code.

5. Bidders Questionnaire – Provide information listed within the questionnaire (attached).

6. Fee Structure – Please provide a flat fee per mow per property listed. This fee should include mowing, trimming, blowing and edging sidewalks, where necessary (attached).

7. Non-Collusion Affidavit – Bidders must furnish an Affidavit of Non-Collusion with the bid (attached).

8. Personal Property Tax Affidavit – Bidders must furnish an Affidavit of non-delinquency of personal property taxes and political contributions (attached).

9. Other Information – A statement of any other pertinent information that should be known in order to effectively evaluate the RFP.

TERMS AND CONDITIONS

Colerain Township reserves the right to reject any or all proposals, to award contracts in whole or in part, to further negotiate proposals in whole or in part, or to waive any informalities or irregularities in the submitted proposals.

The response to this Request for Proposals is entirely voluntary. The Request for Proposals does not commit the Colerain Township to award a contract, to pay any costs incurred in the preparation of a response to this request, or to procure or contract for services or supplies.

Colerain Township may reject any or all responses that do not meet the requirements of the Request for Proposals in any respect. Responses which contain false or misleading statements, or which provide references that do not support an attribute or condition contended by the Vendor, may be rejected. If, in the opinion of Colerain Township, information was supplied that is intended to mislead Colerain Township, in its evaluation of the proposal and the attribute, condition, or capability, the proposal will be rejected.

Colerain Township reserves the right to expand or reduce the work subject to negotiating with the successful contract. Colerain Township reserves the right to choose a company from the responses or to further interview companies after proposals are submitted.

BIDDER'S QUESTIONNAIRE

1. Submitted By _____ Telephone _____

Principal Office Address _____

2. Type of Firm:

Corporate _____ Other _____

Individual _____ Partnership _____

3a. If a corporation, please answer these questions:

Date of Incorporation _____ State of Incorporation _____

President's Name _____

Vice-President's Name _____

Secretary or Clerk's Name _____

Treasurer's Name _____

3b. If a Partnership, please answer these questions:

Date of Organization _____ State Organized In _____

Name of all Partners holding more than a 10% interest:

_____ _____ _____

_____ _____ _____

Contractor's Representative (General or Managing Partners, if applicable)

Name_____

Title _____

Alternate _____

Title _____

4. List major Clients that you perform grass cutting, debris removal, tree trimming, and minor building repairs for:

Owner	(A) _____	(B) _____
Project Location	_____	_____
Work Performed		
	_____	_____
	_____	_____
Contact Person	_____	_____
Telephone No.	_____	_____
Owner	(C) _____	(D) _____
Project Location	_____	_____
Work Performed		
	_____	_____
	_____	_____
Contact Person	_____	_____
Telephone No.	_____	_____

5. Have you or your firm or any principal in your firm been adjudged bankrupt in any voluntary or involuntary bankruptcy proceeding within the last ten years? _____

If so, when and where? _____

6. Have you, your firm, or any principal in your firm been sued by any "owner" for default on a contract within the last ten years? _____

If so, what was the disposition of the lawsuit? _____

_____

If the lawsuit is still pending, what is the case number? _____
And the Court of Jurisdiction? _____

7. Have you, your firm, or any principal in your firm been sued by any subcontractor or material supplier for default on a contract within the last ten years? _____

If the lawsuit is still pending, what is the case number? _____

8. Provide information regarding your insurance agent (s) who will be providing a Certificate of Insurance for your company:

Name Of Agent	(A) _____	(B) _____
Name of Firm	_____	_____
Address	_____	_____
	_____	_____
	_____	_____
Telephone No.	_____	_____
Insurance Type	_____	_____

_____
Signature of Bidder

_____
Company Name

PROPOSED FEE SCHEDULE

The Township is seeking proposals for maintenance of Township owned properties. Expected maintenance includes cutting grass, trimming, blowing and edging sidewalks, where necessary, approximately every ten to fourteen days, while keeping in-line with the zoning code for tall grass, during the growing season for the following properties. Please list what the price PER CUT cycle (for approximate location proximity, review enclosed map on next page):

1. 9965 Generation Drive - Fire Station 102	1.47 acre	$ _____
2. 9505 Colerain Avenue - Sears/Northgate Mall Property	4.83 acre	$ _____
3. 9508-9548 Amarillo Court	0.89 acre	$ _____
4. 8725 Planet Drive	0.20 acre	$ _____
5. 8000-8100 Blanchetta Drive - Excluding 8014 and 8090 Blanchetta Drive	1.28 acre	$ _____
6. 2901-2917 Royal Glen Drive	0.55 acre	$ _____
7. 2812 Sheldon Ave	0.25 acre	$ _____
8. 2860 Byrneside	0.30 acre	$ _____
9. 6768 Acre Drive	0.16 acre	$ _____
TOTAL PRICE FOR ONE CUT CYCLE (Total of all 9 Properties)		$ _____

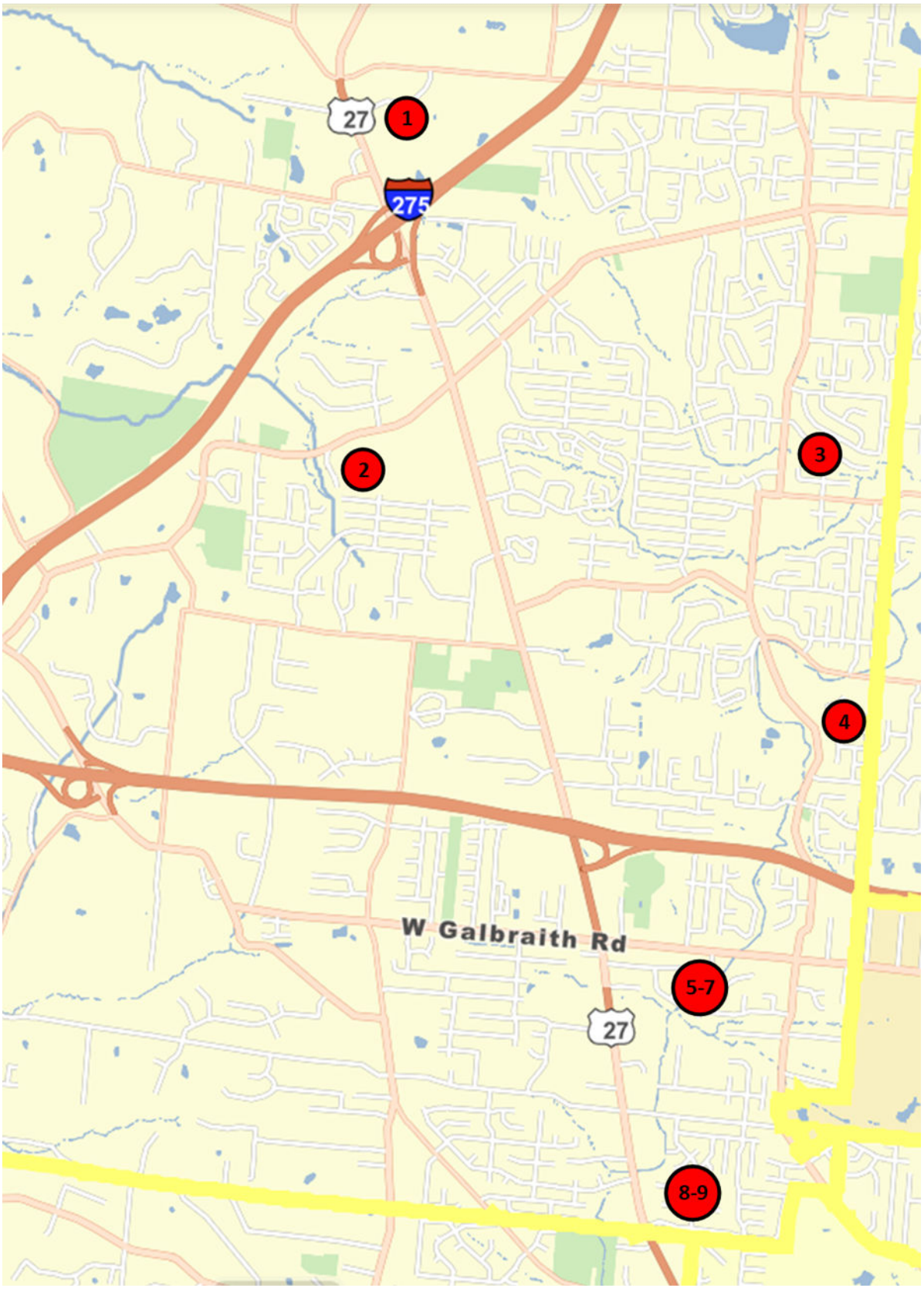
_____
Signature of Bidder

_____
Bidder Name

_____
Company Name

_____
Date

PROPERTY LOCATIONS OVERVIEW



COLERAIN TOWNSHIP, HAMILTON COUNTY, OHIO
SECTION O
NON-COLLUSION AFFIDAVIT

To: Colerain Township, Ohio
Hamilton County, Ohio

(Name of Individual)

(Company Representing)

BEING DULY SWORN, DOES DEPOSE AND THAT (HE, THEY) RESIDE AT

(Residence Address)

AND THAT

(Name of Company)

(Company Address)

IS THE ONLY ENTITY INTERESTED IN THE PROFITS OF THE PROPOSED CONTRACT FOR THIS PROJECT; THAT THE SAID CONTRACT IS MADE WITHOUT ANY CONNECTION OR COMMON INTEREST IN THE PROFITS THEREOF WITH ANY PERSON MAKING ANY BID OR PROPOSAL FOR SAID WORK; THAT THE SAID CONTRACT IS ON THEIR PART, IN ALL RESPECTS, FAIR AND WITHOUT COLLUSION OR FRAUD; AND, ALSO, THAT NO MEMBER OF THE BOARD OF TRUSTEES, HEAD OF ANY DEPARTMENT OR BUREAU, OR EMPLOYEE THEREIN, OR ANY OFFICER OR EMPLOYEE OF COLERAIN TOWNSHIP, OHIO, IS DIRECTLY OR INDIRECTLY INTERESTED THEREIN.

_____
Signature

_____
Printed Name/Title

_____
Company

Sworn to and subscribed in my presence on this _____ day of _____, 20_____ by the above referenced person on behalf of the contractor or supplier.

_____
Notary Public

COLERAIN TOWNSHIP, HAMILTON COUNTY, OHIO
SECTION R

AFFIDAVIT OF CONTRACTOR OR SUPPLIER OF NON-DELINQUENCY OF PERSONAL PROPERTY TAXES AND POLITICAL CONTRIBUTIONS

To: Colerain Township, Ohio
Hamilton County, Ohio

The undersigned, an authorized representative of the below-referenced contractor or supplier/company/entity/individual (as applicable), being first duly sworn, as a condition to be considered for the reward of a contract by Colerain Township, Ohio for _____ _____ hereby states that such entity is not charged at the time the bid was submitted with any delinquent personal property taxes on the general tax list of personal property of Hamilton County in which Colerain Township as a tax district has territory and that such entity was not charged with delinquent personal property taxes on any such tax list.

The undersigned, an authorized representative of the below-referenced contractor or supplier/company/entity/individual (as applicable), also further certifies that such entity is in compliance with ORC Section 3517.13(I) or 3517.13(J), whichever is applicable, relative to political contributions to public officials of Colerain Township, Ohio.

In consideration of the award of the above contract, the above statements are incorporated in said contract as covenants of the undersigned contractor or supplier.

_____
Signature

_____
Printed Name/Title

_____
Company

Sworn to and subscribed in my presence on this _____ day of _____, 20_____ by the above referenced person on behalf of the contractor or supplier.

_____
Notary Public

ADMINISTRATION

Department: Administration

Department Director: Tiphanie Mays, Assistant Administrator

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

Motion to Authorize the Township Administrator to Execute a Contract for the Donation of Right of Way Easement for the Springdale Road Sidewalk Project PID 120861

Recommend ADOPTION of the Motion.

Rationale:

As part of the Right-of-Way acquisition process for the construction easements, three affected properties are owned by the Township. Because these properties are Township-owned and the project is Township-sponsored, the temporary construction easements qualify as a donation rather than a paid acquisition. While temporary easements are typically compensated as a rental during construction, no payment is required in this case due to Township ownership. The attached documents are required in order to memorialize the donation.

EASEMENT

Colerain Township Board of Trustees, the Grantor(s), as a GIFT/DONATION to the Grantee, The Board of County Commissioners of Hamilton County; does quit claim to the Grantee, its successors and assigns, an easement, which is more particularly described in Exhibit A, attached, the following described real estate:

PARCEL(S): 14-SH

HAM CR 96-3.92

SEE EXHIBIT A ATTACHED

Hamilton County Current Tax Parcel No. 510-0192-0025-00
Prior Instrument Reference: OR Bk. 7912 Pg. 2967, Hamilton County Recorder's Office.

The property conveyed is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, widening, repair or maintenance of a public road.

As consideration for the transfer of property without compensation by Grantor, Grantee, by its acceptance and recordation of this instrument, agrees as follows:

(A) All alternatives to a proposed alignment of the highway project shall be studied and considered pursuant to the "National Environmental Policy Act of 1969," 83 Stat. 852, 42 U.S.C.A. 4321 et seq., as amended.

(B) Acceptance of the donation shall not influence the environmental assessment of the highway project, including the decision relative to the need to construct the project or selection of its specific location.

(C) The donated interest shall revert to the grantor or his successors or assigns if the interest is not required for the alignment chosen for the highway project after public hearings, if hearings are required, and adoption of the environmental document.

As consideration for the transfer of property without compensation by Grantor, Grantee, by its acceptance and recordation of this instrument, agrees that if at anytime the property granted, or any part thereof, shall cease to be used for the purposes for which granted, namely as and for, or in connection with, a road that shall be open to the public without charge, then Grantee shall vacate its road over the property granted, or the relevant part thereof, to Grantor or Grantor's then current successor in interest of record at no cost.

IN WITNESS WHEREOF Colerain Township Board of Trustees has caused its name to be subscribed by _____, its duly authorized _____, and its duly authorized agent on the _____ day of _____ , 2026.

COLERAIN TOWNSHIP BOARD OF TRUSTEES

By: _____
_____

STATE OF OHIO, COUNTY OF HAMILTON SS:

BE IT REMEMBERED, that on the _____ day of _____ , 2026, before me the subscriber, a Notary Public in and for said state and county, personally came the above named _____, who acknowledged being the _____ and duly authorized agent of Colerain Township Board Of Trustees and who acknowledged the foregoing instrument to be the voluntary act and deed of said entity. No oath or affirmation was administered to _____ with regard to the notarial act.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

_____

NOTARY PUBLIC
My Commission expires: _____

This document was prepared by: The Board of County Commissioners of Hamilton County

EXHIBIT A

LPA RX 871 SH Rev. 06/09

KC

Ver. Date 4/4/2025 PID 119068

PARCEL 14-SH
HAM CR 96 3.92-SIDEWALK
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
BOARD OF COUNTY COMMISSIONERS OF
HAMILTON COUNTY, OHIO

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the Board of County Commissioners of Hamilton County, Ohio, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter.

[Surveyor's description of the premises follows]

Situate in Section 15, Town 2, Entire Range 1, Colerain Township, Hamilton County, Ohio and being part of a 6.00-acre tract of land as conveyed, as of the date this survey was prepared, in Official Record 7912, Page 2967 of the Hamilton County Deed Records and lying on the right side of the centerline of right-of-way of Springdale Road as shown on HAM CR 96 3.92-SIDEWALK Centerline Plat and being more particularly described as follows:

Commencing for reference at a Mag nail set at the intersection of the centerline of Springdale Road and the centerline of Poole Road and being 0.00 feet right of and perpendicular to centerline Station 102+22.94;

thence, North 44°-44'-50" East, 548.68 feet, along the centerline of Springdale Road to a Mag nail set and being 0.00 feet right of and perpendicular to centerline Station 107+71.62;

thence, North 25°-03'-40" East, 101.09 feet, along the centerline of Springdale Road to a point at the northwest corner of a 15.729-acre tract of land as conveyed in Official Record 12260, Page 1210 and being 0.00 feet right of and perpendicular to centerline Station 108+72.71;

thence, South 80°-51'-14" East, 31.20 feet, along the north line of said 15.729-acre tract to a point on the easterly right-of-way line of Springdale Road and being 30.00 feet right of and perpendicular to centerline Station 108+81.27;

thence, North 25°-03'-40" East, 92.95 feet, along the easterly right-of-way line of Springdale Road to an iron pin with cap set and being the **PRINCIPAL PLACE OF BEGINNING** of the parcel herein described with said point being 30.00 feet right of and perpendicular to centerline Station 109+74.21;

thence, North 25°-03'-40" East, 166.01 feet, along the easterly right-of-way line of Springdale Road to an iron pin with cap set and being 30.00 feet right of and perpendicular to centerline Station 111+40.22;

thence, South 10°-07'-47" West, 15.52 feet, along the new standard highway easement line to an iron pin with cap set and being 34.00 feet right of and perpendicular to centerline Station 111+25.22;

thence, South 25°-03'-40" West, 136.01 feet, along the new standard highway easement line to an iron pin with cap set and being 34.00 feet right of and perpendicular to centerline Station 109+89.21;

thence, South 39°-59'-33" West, 15.52 feet, along the new standard highway easement line to the **PRINCIPAL PLACE OF BEGINNING**.

Containing in all 0.014 acres, gross, of which 0.000 acres is PRO (present road occupied), leaving a net take of 0.014 acres, more or less, subject to all legal easements and rights-of-way.

The above described area is part of currently assigned Hamilton County Auditor's Parcel Number 510-0192-0025-00.

Bearings described herein are for project use only and are based on the Ohio State Plane Coordinate System NAD 83, South Zone using CORS 2011 adjustment, GEOID 18, ODOT VRS CORS Network.

All iron pins set are 3/4" x 30" rebar with a 2" diameter aluminum cap stamped "ODOT OR LPA R/W CHOICE ONE ENG PS 8254".

EXHIBIT A

LPA RX 871 SH

Rev. 06/09

The above description was prepared by Wesley D. Goubeaux, Ohio Professional Surveyor Number 8254 and based on a survey performed by Choice One Engineering as shown on said Centerline Plat and right-of-way plans HAM CR 96 3.92-SIDEWALK, dated May, 2025 as cited herein.

Wesley D. Goubeaux, PS #8254

4/4/2025
Date

ODOT LPA RE 810 CR
Rev. 10/2017 LPA

RESOLUTION OF
COLERAIN TOWNSHIP BOARD OF TRUSTEES

WHEREAS, the Board of County Commissioners of Hamilton County desires to acquire a certain parcel or parcels of land for highway purposes on and over certain lands, owned by this Corporation, and more particularly described as follows:

PARCEL(S): 14-SH
120861

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

WHEREAS, the Board of County Commissioners of Hamilton County has offered the sum of GIFT/DONATION for the purchase of said certain parcel or parcels of land.

NOW THEREFORE BE IT RESOLVED by the Board of Directors of Colerain Township Board Of Trustees that _____ shall be, and hereby is, the duly authorized, empowered and acting agent of Colerain Township Board Of Trustees for the purpose of executing and delivering to Board of County Commissioners of Hamilton County all necessary instruments to effect a good and sufficient conveyance of said certain parcel or parcels of land from Colerain Township Board Of Trustees to Board of County Commissioners of Hamilton County, for the hereinabove mentioned consideration.

_____
_____

I, _____, Secretary of Colerain Township Board Of Trustees, hereby certify that on _____ , there was held a meeting of the Board of Directors of said corporation, at which a quorum was present; that this is a true and correct copy of a resolution adopted at said meeting, and that this resolution is in full force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto subscribed my signature on _____.

_____

_____

EXHIBIT A

LPA RX 871 SH Rev. 06/09

KC

Ver. Date 4/4/2025 PID 119068

PARCEL 14-SH
HAM CR 96 3.92-SIDEWALK
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
BOARD OF COUNTY COMMISSIONERS OF
HAMILTON COUNTY, OHIO

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the Board of County Commissioners of Hamilton County, Ohio, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter.

[Surveyor's description of the premises follows]

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thence, South 80°-51'-14" East, 31.20 feet, along the north line of said 15.729-acre tract to a point on the easterly right-of-way line of Springdale Road and being 30.00 feet right of and perpendicular to centerline Station 108+81.27;

thence, North 25°-03'-40" East, 92.95 feet, along the easterly right-of-way line of Springdale Road to an iron pin with cap set and being the **PRINCIPAL PLACE OF BEGINNING** of the parcel herein described with said point being 30.00 feet right of and perpendicular to centerline Station 109+74.21;

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thence, South 10°-07'-47" West, 15.52 feet, along the new standard highway easement line to an iron pin with cap set and being 34.00 feet right of and perpendicular to centerline Station 111+25.22;

thence, South 25°-03'-40" West, 136.01 feet, along the new standard highway easement line to an iron pin with cap set and being 34.00 feet right of and perpendicular to centerline Station 109+89.21;

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The above described area is part of currently assigned Hamilton County Auditor's Parcel Number 510-0192-0025-00.

Bearings described herein are for project use only and are based on the Ohio State Plane Coordinate System NAD 83, South Zone using CORS 2011 adjustment, GEOID 18, ODOT VRS CORS Network.

All iron pins set are 3/4" x 30" rebar with a 2" diameter aluminum cap stamped "ODOT OR LPA R/W CHOICE ONE ENG PS 8254".

EXHIBIT A

LPA RX 871 SH

Rev. 06/09

The above description was prepared by Wesley D. Goubeaux, Ohio Professional Surveyor Number 8254 and based on a survey performed by Choice One Engineering as shown on said Centerline Plat and right-of-way plans HAM CR 96 3.92-SIDEWALK, dated May, 2025 as cited herein.

Wesley D. Goubeaux, PS #8254

4/4/2025
Date

RE 46

Rev. June 2019

TITLE REPORT

C/R/S	HAM CR96-3.92
PARCEL	14-SH
PID	120861

☒ 42 YEAR REPORT ☐ ABBREVIATED REPORT ☐ UPDATE

INSTRUCTION:

(1) R.C. 163.01 (E) defines "owner" as "any individual, partnership, association, or corporation having any estate, title, or interest in any real property sought to be appropriated." ODOT expands this definition to include, but is not limited to, all fee owners, life tenants, remaindermen, mortgagees, tenants and subtenants (whether or not a lease is recorded), occupants, possessors, lienholders, easement owners, judgment creditors, etc.

(2) ODOT procedures require that pertinent attachments be part of the Title Report/Title Chain in compliance with Section 5102.04 (E) of its Real Estate Procedures Manual.

(1) **FEE OR OTHER PRIMARY OWNERS**

Name	Marital Status (Spouse's Name)	Interest
Colerain Township Board of Trustees	N/A	Fee

See Section 4

Mailing Address: 4200 Springdale Road
Cincinnati, OH 45251-1419

Phone Number: Unknown

Property Address: 4669 Springdale Road
Cincinnati, OH 45251-1419

(2) **BRIEF DESCRIPTION OF SUBJECT PREMISES** (From deed to present owner or other instruments containing a valid description. Give deeds of record, include the size of each parcel)

Situated in Section 15, Town 2, First Entire Range, Miami Purchase, Colerain Township, Hamilton County, Ohio. Containing 6 acres of land. Further identified as Auditor Tax Parcel No. 510-0192-0025-00.

6.000 acres per Hamilton County Auditor

Auditor Tax Parcel No. 510-0192-0026-00 is contiguous and is not affected by this project and was not searched for as part of this report.

Title Acquired By: OR Bk. 7912 Pg. 2967

(3-A) **MORTGAGES, LIENS AND ENCUMBRANCES**

Name & Address & Phone Number	Date Filed	Amount & Type of Lien
None Found		

(3-B) **LEASES**

Name & Address	Commercial/Residential	Term
None Found		

(3-C) **EASEMENTS**

Name & Address	Type
None Found	

(4) **DEFECTS IN TITLE-IRREGULARITIES-COMMENTS** (Record or Off Record)

Copy of Tax Map included with this report.

Found Affidavit filed as Bk. 7874 Pg. 1778 on 2/3/1999 stating that Timothy G. Maram was the attorney for the Estate of Joseph Leonard Mack, deceased, whose estate was probated in Hamilton County, Case No. 911503. Among the assets of the estate were two parcels of land. Each of the decedent's four children filed a disclaimer which were obtained from the Probate Court.

Found Affidavit of Julianna Rose Mack, filed as Bk. 7634 Pg. 1858 on 4/27/1998. This affidavit outlined who their children and grandchildren where at the time of her husband, Joseph Leonard Macks, passing.

Found Affidavit of Angela Allen filed as Bk. 7886 Pg. 1219 on 2/17/1999, stating that she is the granddaughter of the late Estate of Joseph Leonard Mack, and is not the Angela Allen who was the judgment debtor in the Hamilton County Municipal Court Case No. 97CV21884.

It is unclear if the Colerain Township Board of Trustees owns the subject property in fee simple. While the Notice of Pending Suit for Specific Performance of Contract to Convey Real Estate and Affidavit of Facts Relating to Title filed as Bk. 7571 Pg. 2104 on 2/12/1998, states that James Engel is the recorded owner of the subject property by virtue of a deed recorded 8/13/1996 as OR Bk. 7128 Pg. 734, the reopening of the Estate of Joseph Leonard Mack and the decedent's grandchildren executing quit claim deeds, this appears to have affected the chain of ownership due to the order of recording regarding the quit claim deeds and amended certificate of transfer. Please see below for further information:

Found Notice of Pending Suit for Specific Performance of Contract to Convey Real Estate and Affidavit of Facts Relating to Title filed as Bk. 7571 Pg. 2104 on 2/12/1998, stating that James Engel is the recorded owner of the subject property by virtue of a deed recorded 8/13/1996 as OR Bk. 7128 Pg. 734. On or about 12/8/1997, James Engel entered into a written contract to sell and convey the real estate to the Colerain Township Board of Trustees. On 2/12/1998, the Colerain Township Board of Trustees, as Plaintiff, filed a Complaint for specific performance of said contract in the Hamilton County Common Pleas Court, which suit is captioned as: Colerain Township Board of Trustees v. James Engel, Hamilton County Common Pleas Court Case No. A98-00807.

Copy of Hamilton County Common Pleas Court Case No. A9800807 was obtained from the Hamilton County Common Pleas Court and included with this report.

Copy of Hamilton County Probate Court Case No. 911503 was obtained from the Hamilton County Probate Court and included with this report.

- **The estate of Joseph Leonard Mack, deceased, was reopened solely for the purpose of correcting an error in the original processing. Decedent has no will, and left a surviving spouse and four adult children. Intending that full title to the mansion house go to their mother, the surviving children executed disclaimers which has the unintended effect of vesting the children's interests in decedent's grandchildren. Certificates of Transfer were issued stating erroneously that the decedent's full interest was passing to his surviving spouse, and the surviving spouse subsequently sold the house to another. The title problem was not discovered until that buyer in turn entered into a contract to sell the real estate.**
- **To resolve the title problem, all of the decedent's grandchildren have executed quit claim deeds to the surviving spouse's transferee. The one exception is a minor grandchild whose interest of 1.783% will be transferred once approval of the Butler County Probate Court is obtained.**
- **The decedent's estate is to be reopened briefly for the sole purpose of amending the certificates of transfer to list the names of the decedent's grandchildren and their respective percentage interest.**
- **In that all but the minor grandchild have quit claimed their interest in the real estate and the surviving spouse has already conveyed the real estate to another, bond would be superfluous.**
- **Whatever interest the minor grandchild has in the real estate will be protected through the appointment of a guardian.**

(5) **TAXES AND SPECIAL ASSESSMENTS** (List by auditor's tax parcel number, description, amount, etc.)

County: Hamilton Township: Colerain-Northwest School District: Northwest LSD

AUD. PAR. NO(S)	Land	Building	Total	Taxes
510-0192-0025-00	$164,560.00	$0.00	$164,560.00	$140.20 1st Half $140.19 2nd Half

No Homestead Reduction
Special Assessments: Public Works Service Fee; $64.91 per Half
Storm Water; $75.29 1st Half and $75.28 2nd Half
1st Half: Paid
2nd Half: Paid
100% Values Shown

(6) **CAUV (Current Agricultural Use Value)**

Is the property under the CAUV Program: Yes: ☐ No: ☒
Comments:
N/A

This Title Report covers the time period from 6/24/1940 to 11/10/2025. The undersigned hereby verifies that this Title Report is an abstract of the real estate records for that period of time, which reflects all currently relevant instruments and proceedings of record and those of record matters personally known by the undersigned pertaining to Parcel(s) 14-SH and presently standing in the name of Colerain Township Board of Trustees as the same are entered upon the several public records of Hamilton County.

Date & Time 11/10/2025 @ 7:59 AM (am/pm)

Signed Kyra Clark

Print Name Kyra Clark, Agent

UPDATE TITLE BLOCK

This Title Report covers the time period from _____ to _____. The undersigned hereby verifies that this Title Report is an abstract of the real estate records for that period of time, which reflects all currently relevant instruments and proceedings of record and those of record matters personally know by the undersigned pertaining to Parcel(s) 14-SH and presently standing in the name of Colerain Township Board of Trustees as the same are entered upon the several public records of Hamilton County.

Date & Time _____ (am/pm)

Signed _____

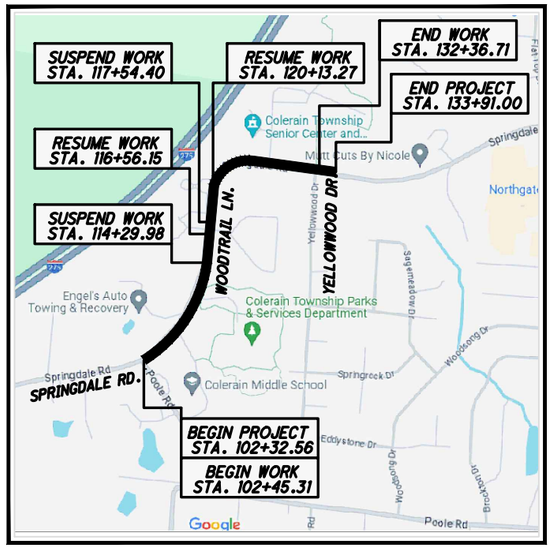
Print Name _____

Comments from the agent who prepared the Title Update

RIGHT OF WAY LEGEND SHEET

HAM CR 96 3.92-SIDEWALK

COLERAIN TOWNSHIP
SECTION 15
TOWN 2, ENTIRE RANGE 1
HAMILTON COUNTY, OHIO



LOCATION MAP

LATITUDE: 40° 50′ 23″ N LONGITUDE: 84° 20′ 23″ W

NOT TO SCALE

PORTION TO BE IMPROVED
INTERSTATE HIGHWAY
FEDERAL ROUTES
STATE ROUTES
COUNTY & TOWNSHIP ROADS
OTHER ROADS

UNDERGROUND UTILITIES
Contact Two Working Days Before You Dig
OHIO811.org Before You Dig
OHIO811, 8-1-1, or 1-800-362-2764 (Non-members must be called directly)

PROJECT DESCRIPTION

THE PROJECT INVOLVES THE CONSTRUCTION OF SIDEWALKS ON BOTH SIDES OF SPRINGDALE ROAD FROM POOLE ROAD TO YELLOWWOOD DRIVE FILLING IN THE GAPS WHERE THERE IS CURRENTLY NO SIDEWALK.

PLANS PREPARED BY:

FIRM NAME: CHOICE ONE ENGINEERING
R/W DESIGNER: RYAN M. FRANCIS
R/W REVIEWER: WESLEY D. GOUBEAUX
FIELD REVIEWER: ISAIAH J. WINHOVEN
PRELIMINARY FIELD REVIEW DATE: 11-13-2024
TRACINGS FIELD REVIEW DATE:
OWNERSHIP UPDATED BY: W.D.G.
DATE COMPLETED:
FINAL R/W PLAN DATE:

INDEX OF SHEETS:

LEGEND SHEET	RW.1
CENTERLINE PLAT	RW.2-3
PROPERTY MAP	RW.4
SUMMARY OF ADDITIONAL R/W	RW.5-7
DETAIL SHEETS	RW.8-21

UTILITY OWNERSHIP

TYPE	NAME AND ADDRESS	TYPE	NAME AND ADDRESS
STREETS, STORM SEWER AND TRAFFIC SIGNALS	HAMILTON CO. ENGINEER 223 W GALBRAITH RD. CINCINNATI, OH 45215 ATTN: ERIC BECK 513-557-7188 (STORM & STREETS) ATTN: TOM SPILLE 513-946-8412 (TRAFFIC SIGNALS)	SANITARY SEWER	MSD 1600 GEST ST. CINCINNATI, OH 45204 ATTN: ROB FRANKLIN 513-557-7188
		COMMUNICATION	MCI 757 COMMERCE CT. LEWIS CENTER, OH 45035 ATTN: BOB DILLOW 614-816-0361
WATER	GREATER CINCINNATI WATER WORKS 4747 SPRING GROVE AVE. CINCINNATI, OH 45232 ATTN: EARL BRATFISH 513-591-6533	COMMUNICATION	CHARTER 10920 KENWOOD RD. CINCINNATI, OH 45242 ATTN: JOE ANGEL 513-878-6507
GAS	DUKE ENERGY 139 E. FOURTH ST. P.O. BOX 960, RM 460 CINCINNATI, OH 45204 ATTN: RICHARD HACKER 513-287-4653	COMMUNICATION	ALTAFIBER 221 E. FOURTH ST. BLDG. 121-900 CINCINNATI, OH 45202 ATTN: JOHN STRAUSS 513-556-5120
PIPELINE	BP PIPELINES (NORTH AMERICA), INC. 30 S. WACKER DR. SUITE 900 CHICAGO, IL 60606 ATTN: GAIL LAMPERT 312-594-0461	GAS - TRANSMISSION	DUKE ENERGY 139 E. FOURTH ST. CINCINNATI, OH 45202 ATTN: TIM MEYER 513-287-1266

STRUCTURE KEY

COMMERCIAL
RESIDENTIAL
RESIDENTIAL OUT BUILDING

TYPES OF TITLE LEGEND

SH = STANDARD HIGHWAY EASEMENT
T = TEMPORARY EASEMENT

CONVENTIONAL SYMBOLS

COUNTY LINE
TOWNSHIP LINE
SECTION LINE
CORPORATION LINE
FENCE LINE (EXISTING) —X—X— (PROPOSED) —X—X—
CENTER LINE
EX. LIMITED ACCESS (FEE) — Ex LA-R/W —
EX. RIGHT OF WAY (FEE) — Ex R/W —
EX. RAILROAD R/W — Ex RR —
EX. STANDARD HWY ESMT. — Ex SH —
EX. UTILITY ESMT. — Ex U —
PROPERTY LINE — R — OWNERSHIP HOOK —X—Z—X—
RAILROAD
GUARDRAIL (EXISTING) —o—o—o— (PROPOSED) —●—●—●—
PROP. STANDARD HIGHWAY ESMT. — SH —
PROP. TEMPORARY EASEMENT — TMP —
PROP. RIGHT OF WAY (FEE) — R/W —
PROP. UTILITY ESMT — U —

CONSTRUCTION LIMITS
EDGE OF PAVEMENT (EX)
EDGE OF PAVEMENT (PR)
EDGE OF SHOULDER (EX)
EDGE OF SHOULDER (PR)
DITCH / CREEK (EX)
DITCH / CREEK (PR)

TREE TREE (REMOVE) SHRUB SHRUB (REMOVE)
EVERGREEN EVERGREEN (REMOVE)
STUMP STUMP (REMOVE)
UTILITY POLES: TELEPHONE POWER LIGHT
CATCH BASIN STORM MH SANITARY MH
WATER VALVE WATER METER FIRE HYDRANT
POST FOUND MAILBOX MB

NOTE:
THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE OBTAINED FROM THE OWNERS OF THE UTILITIES AS REQUIRED BY SECTION 153.64 O.R.C.

UTILITIES ARE SHOWN AS FOUND ON THESE PLANS IN RESPONSE TO OUPS TICKET B418000555-00B DATE 06-28-2024.

I, WESLEY D. GOUBEAUX, P.S. 8254, HAVE CONDUCTED A SURVEY OF THE EXISTING CONDITIONS FOR COLERAIN TOWNSHIP, HAMILTON COUNTY, OHIO IN AUGUST, 2024. THE RESULTS OF THAT SURVEY ARE CONTAINED HEREIN.

SEE THE SURVEY PARAMETERS NOTE AFFIXED TO THESE PLANS FOR THE HORIZONTAL AND VERTICAL SURVEY PARAMETERS USED FOR THIS PROJECT.

AS A PART OF THIS PROJECT, I HAVE ESTABLISHED THE LOCATIONS OF THE EXISTING BOUNDARY LINES, EXISTING CENTERLINE OF RIGHT-OF-WAY, AND THE EXISTING RIGHT-OF-WAY LIMITS FOR PROPERTY TAKES CONTAINED HEREIN. I HAVE CALCULATED THE PROPOSED PROPERTY LINES, GROSS TAKE, PRESENT ROADWAY OCCUPIED (PRO), NET TAKE AND NET RESIDUES, AS WELL AS PREPARED THE LEGAL DESCRIPTIONS NECESSARY TO ACQUIRE THESE PARCELS AS SHOWN HEREIN.

AS A PART OF THIS WORK, RIGHT-OF-WAY MONUMENTS WILL BE SET AT THE LOCATIONS SHOWN HEREIN PER THE MEMORANDUM OF UNDERSTANDING BETWEEN THE BOARD OF REGISTRATION FOR ENGINEERS AND SURVEYORS AND THE OHIO DEPARTMENT OF TRANSPORTATION DATED 9-22-2010.

ALL OF MY WORK CONTAINED HEREIN WAS CONDUCTED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE 4733-37 COMMONLY KNOWN AS MINIMUM STANDARDS FOR BOUNDARY SURVEY IN THE STATE OF OHIO UNLESS SO NOTED. THE WORDS I AND MY AS USED HEREIN ARE TO MEAN EITHER MYSELF OR SOMEONE WORKING UNDER MY DIRECT SUPERVISION.

SURVEYORS SEAL

DESIGN AGENCY
CHOICE ONE ENGINEERING
DESIGNER RMF
REVIEWER WDG
PROJECT ID 120861
SUBSET RW.1 | TOTAL RW.21

RIGHT OF WAY LEGEND SHEET

HAM CR 96 3.92-SIDEWALK

Z:\project\Hamilton\ColerainTownship\HAM-COL-2301SpringdaleRoadSidewalkPhase2\120861_RL.dwg 04-Apr-25 6:33 AM

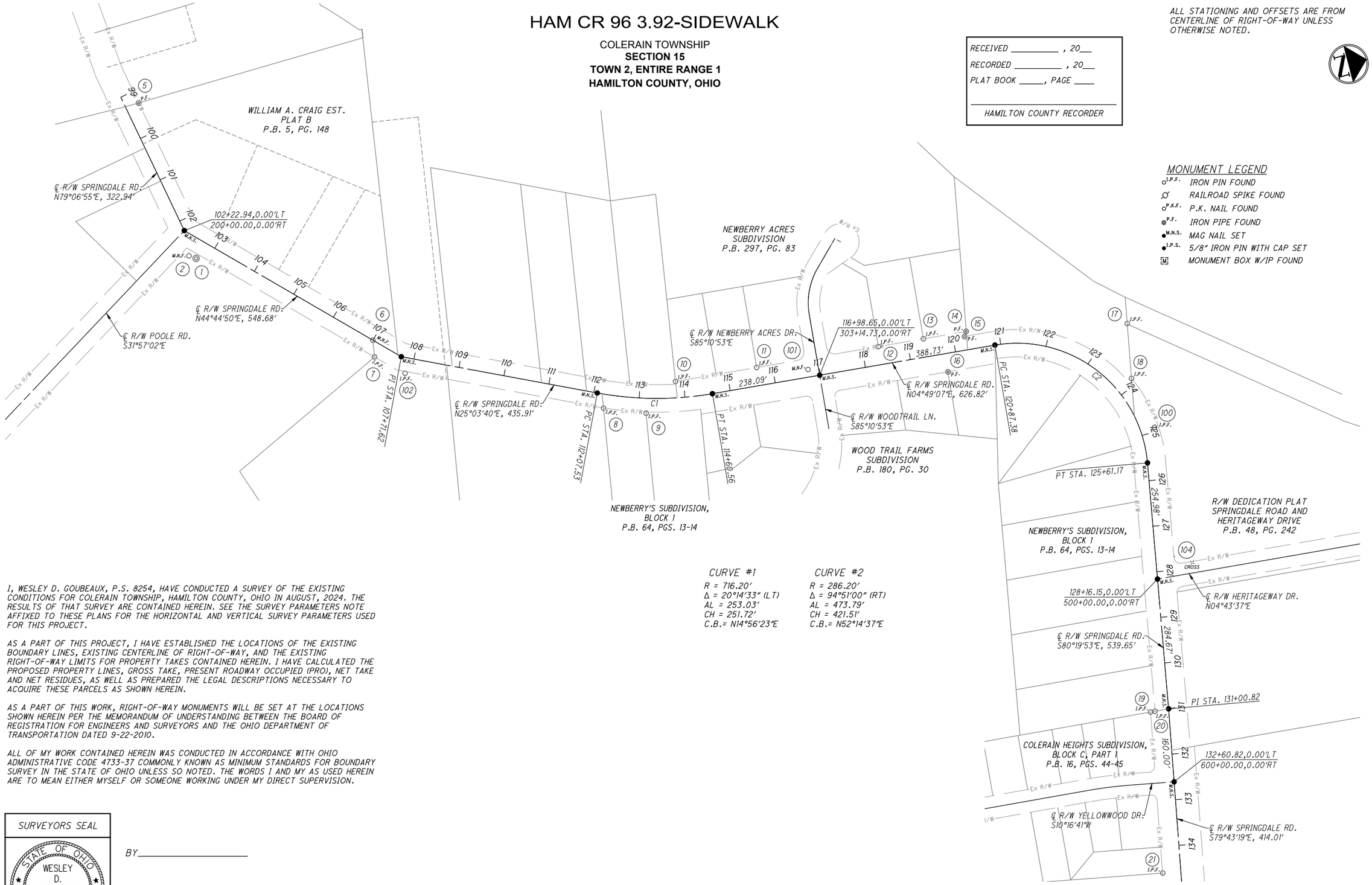
HAM CR 96 3.92-SIDEWALK

COLERAIN TOWNSHIP
SECTION 15
TOWN 2, ENTIRE RANGE 1
HAMILTON COUNTY, OHIO

ALL STATIONING AND OFFSETS ARE FROM CENTERLINE OF RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

RECEIVED _____ , 20__
RECORDED _____ , 20__
PLAT BOOK _____, PAGE ____
_____
HAMILTON COUNTY RECORDER

HORIZONTAL SCALE IN FEET
0 50 100 200



MONUMENT LEGEND

- I.P.F. IRON PIN FOUND
- RAILROAD SPIKE FOUND
- P.K.F. P.K. NAIL FOUND
- P.F. IRON PIPE FOUND
- M.N.S. MAG NAIL SET
- I.P.S. 5/8" IRON PIN WITH CAP SET
- [M] MONUMENT BOX W/IP FOUND

CURVE #1	CURVE #2
R = 716.20'	R = 286.20'
Δ = 20°14'33" (LT)	Δ = 94°51'00" (RT)
AL = 253.03'	AL = 473.79'
CH = 251.72'	CH = 421.51'
C.B.= N14°56'23"E	C.B.= N52°14'37"E

I, WESLEY D. GOUBEAUX, P.S. 8254, HAVE CONDUCTED A SURVEY OF THE EXISTING CONDITIONS FOR COLERAIN TOWNSHIP, HAMILTON COUNTY, OHIO IN AUGUST, 2024. THE RESULTS OF THAT SURVEY ARE CONTAINED HEREIN. SEE THE SURVEY PARAMETERS NOTE AFFIXED TO THESE PLANS FOR THE HORIZONTAL AND VERTICAL SURVEY PARAMETERS USED FOR THIS PROJECT.

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SURVEYORS SEAL

STATE OF OHIO
WESLEY D. GOUBEAUX 8254
REGISTERED PROFESSIONAL SURVEYOR

BY_____

CENTERLINE PLAT 1 OF 2
HAM CR 96 3.92-SIDEWALK

DESIGN AGENCY
CHOICE ONE ENGINEERING

DESIGNER	RMF
REVIEWER	WDG
PROJECT ID	120861
SUBSET	RW.2
TOTAL	RW.21

HAM CR 96 3.92-SIDEWALK

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HAM CR 96 3.92-SIDEWALK

COLERAIN TOWNSHIP
SECTION 15
TOWN 2, ENTIRE RANGE 1
HAMILTON COUNTY, OHIO

ALL STATIONING AND OFFSETS ARE FROM CENTERLINE OF RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

RECEIVED _____ , 20___
RECORDED _____ , 20___
PLAT BOOK _____, PAGE ____

_____
HAMILTON COUNTY RECORDER

HORIZONTAL SCALE IN FEET
0 50 100 200

TABLE OF EXISTING MONUMENTATION

NO.	ROADWAY	STATION	OFFSET	DESCRIPTION	GROUND NORTHING	GROUND EASTING	GRID NORTHING	GRID EASTING	MONUMENT EXPECTED TO BE DISTURBED
1	SPRINGDALE ROAD	102+75.71	39.81' RT	CONC. MON. FOUND	458575.804	1369521.300	458575.994	1369521.387	1
2	SPRINGDALE ROAD	102+59.39	42.78' RT	MAG NAIL FOUND	458562.115	1369511.920	458562.307	1369512.008	1
5	SPRINGDALE ROAD	99+28.20	29.62' LT	3/4" IRON PIPE FOUND	458539.782	1369160.840	458539.976	1369160.962	
6	SPRINGDALE ROAD	106+99.81	0.00' LT	MAG NAIL FOUND	458905.028	1369791.580	458905.186	1369791.640	
7	SPRINGDALE ROAD	107+21.22	29.94' RT	IRON PIN FOUND	458899.162	1369827.919	458899.321	1369827.976	1
8	SPRINGDALE ROAD	112+26.21	30.35' RT	IRON PIN FOUND W/ABERCROMBIE CAP	459355.789	1370062.285	459355.903	1370062.319	1
9	SPRINGDALE ROAD	113+15.86	32.60' RT	IRON PIN FOUND	459442.926	1370096.355	459443.031	1370096.385	1
10	SPRINGDALE ROAD	113+81.50	35.86' LT	IRON PIN FOUND W/TGA CAP	459522.786	1370045.519	459522.883	1370045.555	
11	SPRINGDALE ROAD	115+65.63	40.03' LT	IRON PIN FOUND	459702.172	1370060.609	459702.252	1370060.643	
12	SPRINGDALE ROAD	118+35.56	39.94' LT	IRON PIN FOUND	459971.137	1370083.374	459971.190	1370083.406	
13	SPRINGDALE ROAD	119+35.60	40.00' LT	IRON PIN FOUND W/CAP	460070.835	1370091.719	460070.878	1370091.750	
14	SPRINGDALE ROAD	120+30.35	40.18' LT	1" IRON PIPE FOUND	460165.267	1370099.496	460165.301	1370099.526	
15	SPRINGDALE ROAD	120+25.16	29.60' LT	1" IRON PIPE FOUND	460159.200	1370109.607	460159.235	1370109.636	1
16	SPRINGDALE ROAD	119+76.32	40.47' RT	3/4" IRON PIN FOUND	460104.653	1370175.330	460104.693	1370175.353	
17	SPRINGDALE ROAD	123+16.92	121.60' LT	IRON PIN FOUND W/ABERCROMBIE CAP	460510.566	1370171.616	460510.566	1370171.639	
18	SPRINGDALE ROAD	123+86.38	39.95' LT	IRON PIN FOUND	460489.490	1370290.012	460489.492	1370290.023	
19	SPRINGDALE ROAD	131+04.91	39.93' RT	IRON PIN FOUND	460346.156	1371006.469	460346.172	1371006.410	
20	SPRINGDALE ROAD	131+03.85	29.97' RT	1/2" IRON PIN FOUND	460356.149	1371007.199	460356.164	1371007.140	1
21	SPRINGDALE ROAD	134+57.79	39.93' RT	IRON PIN FOUND	460283.197	1371353.687	460283.219	1371353.594	
22	SPRINGDALE ROAD	135+20.03	40.00' RT	IRON PIN FOUND	460272.022	1371414.912	460272.046	1371414.813	
100	SPRINGDALE ROAD	124+91.83	31.37' LT	TRAV IRON PIN	460511.386	1370406.184	460511.386	1370406.184	
101	SPRINGDALE ROAD	116+75.48	16.68' LT	TRAV MAG NAIL	459809.675	1370093.102	459809.744	1370093.132	
102	SPRINGDALE ROAD	107+86.34	34.26' RT	TRAV IRON PIN	458954.854	1369879.407	458955.007	1369879.459	
104	SPRINGDALE ROAD	127+86.32	79.05' LT	TRAV CUT CROSS	460516.921	1370712.806	460516.920	1370712.776	
							TOTAL		7

PROPOSED CENTERLINE AND R/W MONUMENT TABLE

ROADWAY	STATION	OFFSET	DESCRIPTION	GROUND NORTHING	GROUND EASTING
SPRINGDALE ROAD	102+22.94	0.00' LT	MAG NAIL SET	458566.349	1369455.876
SPRINGDALE ROAD	102+82.00	30.00' RT	3/4" IRON PIN WITH 2" ALUMINUM CAP	458587.175	1369518.760
SPRINGDALE ROAD	102+82.00	42.12' RT	3/4" IRON PIN WITH 2" ALUMINUM CAP	458578.643	1369527.367
SPRINGDALE ROAD	102+75.49	42.12' RT	3/4" IRON PIN WITH 2" ALUMINUM CAP	458574.017	1369522.782
SPRINGDALE ROAD	102+53.10	59.83' RT	3/4" IRON PIN WITH 2" ALUMINUM CAP	458545.654	1369519.601
SPRINGDALE ROAD	102+51.66	65.91' RT	3/4" IRON PIN WITH 2" ALUMINUM CAP	458540.348	1369522.910
SPRINGDALE ROAD	102+38.90	62.89' RT	3/4" IRON PIN WITH 2" ALUMINUM CAP	458533.405	1369511.778
SPRINGDALE ROAD	107+17.51	40.96' RT	3/4" IRON PIN WITH 2" ALUMINUM CAP	458888.767	1369833.137
SPRINGDALE ROAD	107+71.62	30.45' RT	3/4" IRON PIN WITH 2" ALUMINUM CAP	458938.609	1369867.107
SPRINGDALE ROAD	107+71.62	0.00' LT	MAG NAIL SET	458956.032	1369842.136
SPRINGDALE ROAD	107+50.00	30.00' LT	3/4" IRON PIN WITH 2" ALUMINUM CAP	458961.796	1369805.609
SPRINGDALE ROAD	107+91.00	30.00' LT	3/4" IRON PIN WITH 2" ALUMINUM CAP	458986.295	1369823.169
SPRINGDALE ROAD	109+74.21	30.00' RT	3/4" IRON PIN WITH 2" ALUMINUM CAP	459126.845	1369955.127
SPRINGDALE ROAD	109+89.21	34.00' RT	3/4" IRON PIN WITH 2" ALUMINUM CAP	459138.739	1369965.104
SPRINGDALE ROAD	111+25.22	34.00' RT	3/4" IRON PIN WITH 2" ALUMINUM CAP	459261.945	1370022.716
SPRINGDALE ROAD	111+40.22	30.00' RT	3/4" IRON PIN WITH 2" ALUMINUM CAP	459277.227	1370025.447
SPRINGDALE ROAD	112+07.53	0.00' LT	MAG NAIL SET	459350.901	1370026.779
SPRINGDALE ROAD	113+99.06	30.00' RT	3/4" IRON PIN WITH 2" ALUMINUM CAP	459528.055	1370113.453
SPRINGDALE ROAD	114+28.03	40.78' RT	3/4" IRON PIN WITH 2" ALUMINUM CAP	459556.504	1370128.645
SPRINGDALE ROAD	114+30.45	40.67' RT	3/4" IRON PIN WITH 2" ALUMINUM CAP	459559.058	1370128.860
SPRINGDALE ROAD	114+60.56	0.00' LT	MAG NAIL SET	459594.110	1370091.673
SPRINGDALE ROAD	116+98.65	0.00' RT	MAG NAIL SET	459831.358	1370111.673
SPRINGDALE ROAD	120+87.38	0.00' LT	MAG NAIL SET	460218.718	1370144.328
SPRINGDALE ROAD	125+61.17	0.00' LT	MAG NAIL SET	460476.812	1370477.583
SPRINGDALE ROAD	128+16.15	0.00' LT	MAG NAIL SET	460433.988	1370728.941
SPRINGDALE ROAD	127+69.76	40.00' LT	3/4" IRON PIN WITH 2" ALUMINUM CAP	460481.213	1370689.926
SPRINGDALE ROAD	127+69.76	41.00' LT	3/4" IRON PIN WITH 2" ALUMINUM CAP	460482.199	1370690.094
SPRINGDALE ROAD	127+77.73	49.69' LT	3/4" IRON PIN WITH 2" ALUMINUM CAP	460489.424	1370699.409
SPRINGDALE ROAD	127+76.68	61.77' LT	3/4" IRON PIN WITH 2" ALUMINUM CAP	460501.509	1370700.408
SPRINGDALE ROAD	127+85.65	62.54' LT	3/4" IRON PIN WITH 2" ALUMINUM CAP	460500.767	1370709.378
SPRINGDALE ROAD	131+00.82	0.00' LT	MAG NAIL SET	460386.177	1371009.572
SPRINGDALE ROAD	132+60.82	0.00' LT	MAG NAIL SET	460357.629	1371167.005

SURVEYING PARAMETERS

THE FOLLOWING VERTICAL POSITIONING, AND HORIZONTAL POSITIONING PARAMETERS WERE USED FOR ALL SURVEYING ON THIS PROJECT:

POSITIONING METHOD: ODOT VRS
MONUMENT TYPE: TRAVERSE IRON PIN

VERTICAL POSITIONING
ORTHOMETRIC HEIGHT DATUM: NAVD88
GEOID: GEOID 18

HORIZONTAL POSITIONING
REFERENCE FRAME: NAD83 (CORS 2011 ADJUSTMENT)
ELLIPSOID: GRS 80
MAP PROJECTION: LAMBERT CONFORMAL CONIC
COORDINATE SYSTEM: SOUTH ZONE
COMBINED SCALE FACTOR: 1.00009835555907
ORIGIN OF COORDINATE SYSTEM:
TRAVERSE IRON PIN #100
N=460511.386
E=1370406.184
ELEV=888.89

USE THE POSITIONING METHODS AND MONUMENT TYPE USED IN THE ORIGINAL SURVEY TO RESTORE ALL MONUMENTS RELATED TO PRIMARY PROJECT CONTROL THAT ARE DAMAGED OR DESTROYED BY CONSTRUCTION ACTIVITIES. RESTORE THE DAMAGED OR DESTROYED MONUMENTS IN ACCORDANCE WITH CMS 623.

UNITS ARE IN U.S. SURVEY FEET. USE THE FOLLOWING CONVERSION FACTOR: 1 METER = 3.280833333 U.S. SURVEY FEET

BASIS FOR BEARINGS

OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 CORS 2011 ADJUSTMENT, ODOT VRS CORS NETWORK

BASIS FOR EX. R/W

THE EXISTING CENTERLINE ALIGNMENT, RIGHT-OF-WAY WIDTH, AND STATIONING WERE DETERMINED USING VARIOUS DOCUMENTS FROM THE HAMILTON COUNTY RECORDS AND LISTED BELOW:

WILLIAM A. CRAIG EST., PLAT B, P.B. 5, PG. 148
NEWBERRY'S SUBDIVISION, BLOCK 1, P.B. 64, PGS. 13-14
WOOD TRAIL FARMS SUBDIVISION, P.B. 180, PG. 30
NEWBERRY ACRES SUBDIVISION, P.B. 297, PG. 83
COLERAIN HEIGHTS SUBDIVISION, BLK C PT. 1, P.B. 16, PGS. 44-45
R/W DEDICATION PLAT SPRINGDALE ROAD AND HERITAGEWAY DRIVE, P.B. 48, PG. 242

ADDITIONAL RESOURCES INCLUDE VARIOUS PLAT OF SURVEYS ON FILE AT HAMILTON COUNTY OFFICES AND DEEDS AS SHOWN ON R/W DETAIL SHEETS

THE STATIONING ALONG THE CENTERLINE OF RIGHT-OF-WAY AND CENTERLINE OF CONSTRUCTION WAS ASSUMED AND IS FOR PROJECT USE ONLY.

CENTERLINE PLAT 2 OF 2
HAM CR 96 3.92-SIDEWALK

DESIGN AGENCY
CHOICE ONE ENGINEERING
DESIGNER RMF
REVIEWER WDG
PROJECT ID 120861
SUBSET RW.3 | TOTAL RW.21

HAM CR 96 3.92-SIDEWALK

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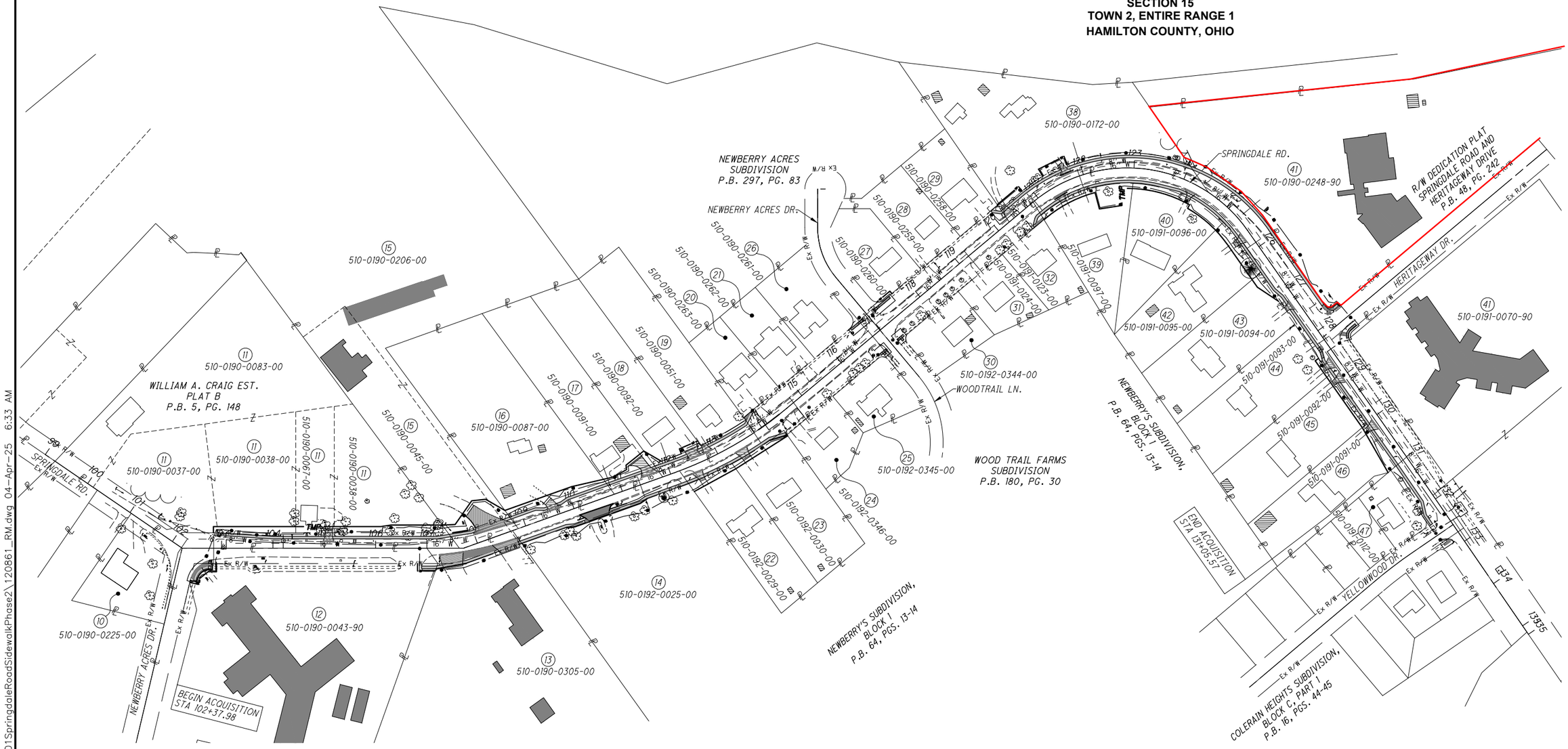
HAM CR 96 3.92-SIDEWALK

COLERAIN TOWNSHIP
SECTION 15
TOWN 2, ENTIRE RANGE 1
HAMILTON COUNTY, OHIO

HORIZONTAL SCALE IN FEET
0 50 100 200



(10) BRIAN J. WOESTE AND JENNIFER A. WOESTE

(11) JIM & SHIRLEY ENGEL, LLC

(12) NORTHWESTERN LOCAL SCHOOL DISTRICT (F.K.A.) BOARD OF EDUCATION OF COLERAIN TOWNSHIP RURAL SCHOOL

(13) THE BOARD OF TRUSTEES, OF COLERAIN TOWNSHIP

(14) COLERAIN TOWNSHIP BOARD OF TRUSTEES

(15) JAMES J. ENGEL, TRUSTEE AND SHIRLEY J. ENGEL, TRUSTEE OF THE JAMES J. ENGEL AND SHIRLEY J. ENGEL TRUST AGREEMENT DATED MAY 18, 2022

(16) JIM & SHIRLEY ENGEL, LLC

(17) JIM & SHIRLEY ENGEL, LLC

(18) JIM & SHIRLEY ENGEL, LLC

(19) JIM & SHIRLEY ENGEL, LLC

(20) EUGENE KNUF

(21) SARAH MALONE AND LINDA NUGENT

(22) SPRINGDALE ROAD RENTALS, LLC

(23) SPRINGDALE ROAD RENTALS, LLC

(24) GARY C. HOFMANN AND DEBRA KAY HOFMANN

(25) DAVID BRAGASSA

(26) LELA ESTELLE SMITH AND CAROLYN CANDACE MILLER

(27) CARLISS MARIE GREEN AND MARIE GREEN

(28) ROBERT P. ROETTING, III AND AMY M. ROETTING

(29) IRENE R. THOMAS

(30) ERIC COFFIN

(31) STEVEN G. HALL

(32) KIYA DENMARK

(33) NOT USED

(34) NOT USED

(35) NOT USED

(36) NOT USED

(37) NOT USED

(38) GRADY A. STIFEL KASE, JACQUELINE ANN STIFEL CURRY, ORVILLE E. STIFEL, II, JEANETTE AILEEN STIFEL BIERMAN, YVONNE JANINE STIFEL AND JEFFERY LANCY STIFEL

(39) CHELSEA D. COCOLA AND RYAN J. COCOLA

(40) LANCE L. STEPHENS AND MARY T. STEPHENS

(41) COLERAIN TOWNSHIP BOARD OF TRUSTEES

(42) LARRY H. DAY AND DEBORAH A. DAY

(43) DAVID S. CRAMER AND CAROL J. CRAMER

(44) PAUL J. SCHNEIDER

(45) TYLER D. BORGMANN AND MEGAN L. BORGMANN

(46) KEITH B. ALEXANDER AND LAURA M. ALEXANDER

(47) STEPHEN MICHAEL WODKE AND KRISTA A. WODKE

REV.	DATE	DESCRIPTION

FINAL R/W PLAN DATE:

PROPERTY MAP
HAM CR 96 3.92-SIDEWALK

DESIGN AGENCY
CHOICE ONE ENGINEERING

DESIGNER RMF
REVIEWER WDG
PROJECT ID 120861
SUBSET RW.4 TOTAL RW.21

HAM CR 96 3.92-SIDEWALK

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RECORD AREA - TOTAL PRO - NET TAKE = NET RESIDUE
GROSS TAKE - PRO IN TAKE = NET TAKE
ALL AREAS IN ACRES

GRANTEE:
ALL RIGHT-OF-WAY ACQUIRED IN THE NAME OF THE BOARD OF COUNTY COMMISSIONERS OF HAMILTON COUNTY UNLESS OTHERWISE SHOWN.

*V - TO BE ACQUIRED BY THE BOARD OF TOWNSHIP TRUSTEES OF COLERAIN TOWNSHIP, HAMILTON COUNTY, OHIO.

PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD INSTRUMENT	AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUC-TURE	NET RESIDUE LEFT	NET RESIDUE RIGHT	REMARKS AND PERSONALTY
38-TV1	GRADY A. STIFEL KASE, JACQUELINE ANNE STIFEL CURRY, ORVILLE E. STIFEL, II, JEANETTE AILEEN STIFEL BIERMANN, YVONNE JANINE STIFEL AND JEFFERY LANCY STIFEL	16-17	O.R. 10636-641	510-0190-0172-00	2.08	0.285 (C)	0.014	0.000	0.014	NO			GRADING AND SEEDING; 14" TREE (1)
38-TV2		16-17					0.019	0.000	0.019	NO			GRADING AND SEEDING
39-TV	CHELSEA D. COCOLA AND RYAN J. COCOLA	16-17	O.R. 14868-703	510-0191-0097-00	0.626	0.000	0.081	0.000	0.081	NO			GRADING AND SEEDING; 48" TREE (1)
40-TV	LANCE L. STEPHENS AND MARY T. STEPHENS	16-19	O.R. 6734-6252	510-0191-0096-00	0.672	0.000	0.057	0.000	0.057	NO			GRADING AND SEEDING
41-SH	COLERAIN TOWNSHIP BOARD OF TRUSTEES	16-21	O.R. 4225-1296	510-0190-0248-90	13.567	0.000	0.004	0.000	0.004				
			O.R. 4225-1296	510-0191-0070-90	3.77	0.000	0.000	0.000	0.000				
			O.R. 7200-940	510-0191-0071-90	15.89	0.000	0.000	0.000	0.000				
				TOTAL	33.227	0.000	0.004	0.000	0.004	NO	33.223		
42-TV	LARRY H. DAY AND DEBORAH A. DAY	18-19	O.R. 11323-5	510-0191-0095-00	0.735	0.000	0.050	0.000	0.050	NO			GRADING AND SEEDING
43-TV	DAVID S. CRAMER AND CAROL J. CRAMER	18-19	O.R. 11802-1677	510-0191-0094-00	0.823	0.000	0.017	0.000	0.017	NO			GRADING AND SEEDING
44-TV	PAUL J. SCHNEIDER	18-19	D.B. 4280-1216	510-0191-0093-00	0.823	0.000	0.007	0.000	0.007	NO			GRADING AND SEEDING
45-TV	TYLER D. BORGMANN AND MEGAN L. BORGMANN	18-21	O.R. 13258-1405	510-0191-0092-00	0.823	0.000	0.022	0.000	0.022	NO			GRADING AND SEEDING
46-TV	KEITH B. ALEXANDER AND LAURA M. ALEXANDER	20-21	O.R. 7587-1539	510-0191-0091-00	0.68	0.000	0.029	0.000	0.029	NO			GRADING AND SEEDING
47	STEPHEN MICHAEL WODKE AND KRISTA A. WODKE	20-21	O.R. 7737-510	510-0191-0112-00									NO TAKE

NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.

NOTE: ALL TEMPORARY PARCELS TO BE OF 12 MONTH DURATION FROM COMMENCEMENT OF CONSTRUCTION.

(c) = CALCULATED AREA

TYPES OF TITLE LEGEND
SH = STANDARD HIGHWAY EASEMENT
T = TEMPORARY EASEMENT

* DENOTES RIGHT OF WAY ENCROACHMENT

REV.	DATE	DESCRIPTION

FIELD REVIEW BY: IJW DATE: 11-13-2024
OWNERSHIP VERIFIED BY: WDG DATE:
FINAL R/W PLAN DATE:

DESIGN AGENCY
CHOICE ONE ENGINEERING

DESIGNER RMF
REVIEWER WDG
PROJECT ID 120861
SUBSET RW.7 TOTAL RW.21

SUMMARY OF ADDITIONAL RIGHT OF WAY

HAM CR 96 3.92-SIDEWALK

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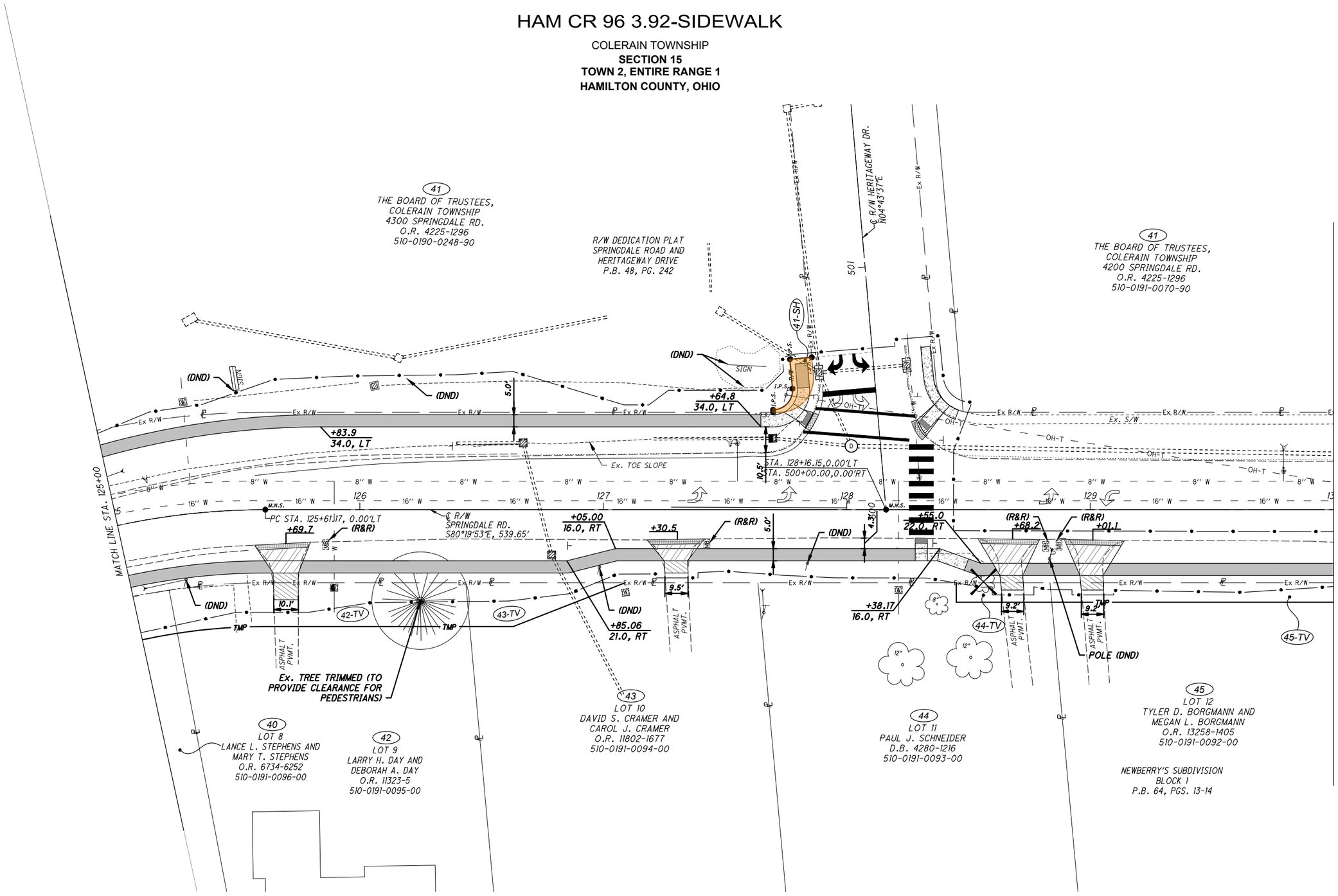
HAM CR 96 3.92-SIDEWALK

COLERAIN TOWNSHIP
SECTION 15
TOWN 2, ENTIRE RANGE 1
HAMILTON COUNTY, OHIO



* DENOTES RIGHT OF WAY ENCROACHMENT

ALL STATIONING AND OFFSETS ARE FROM CENTERLINE OF RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

REV.	DATE	DESCRIPTION

FINAL R/W PLAN DATE:

HORIZONTAL SCALE IN FEET
0 10 20 40

RIGHT OF WAY TOPO SHEET
STA. 125+00 to STA. 130+00

DESIGN AGENCY
CHOICE ONE ENGINEERING

DESIGNER: RMF
REVIEWER: WDG
PROJECT ID: 120861
SUBSET: RW.18 TOTAL: RW.21

HAM CR 96 3.92-SIDEWALK

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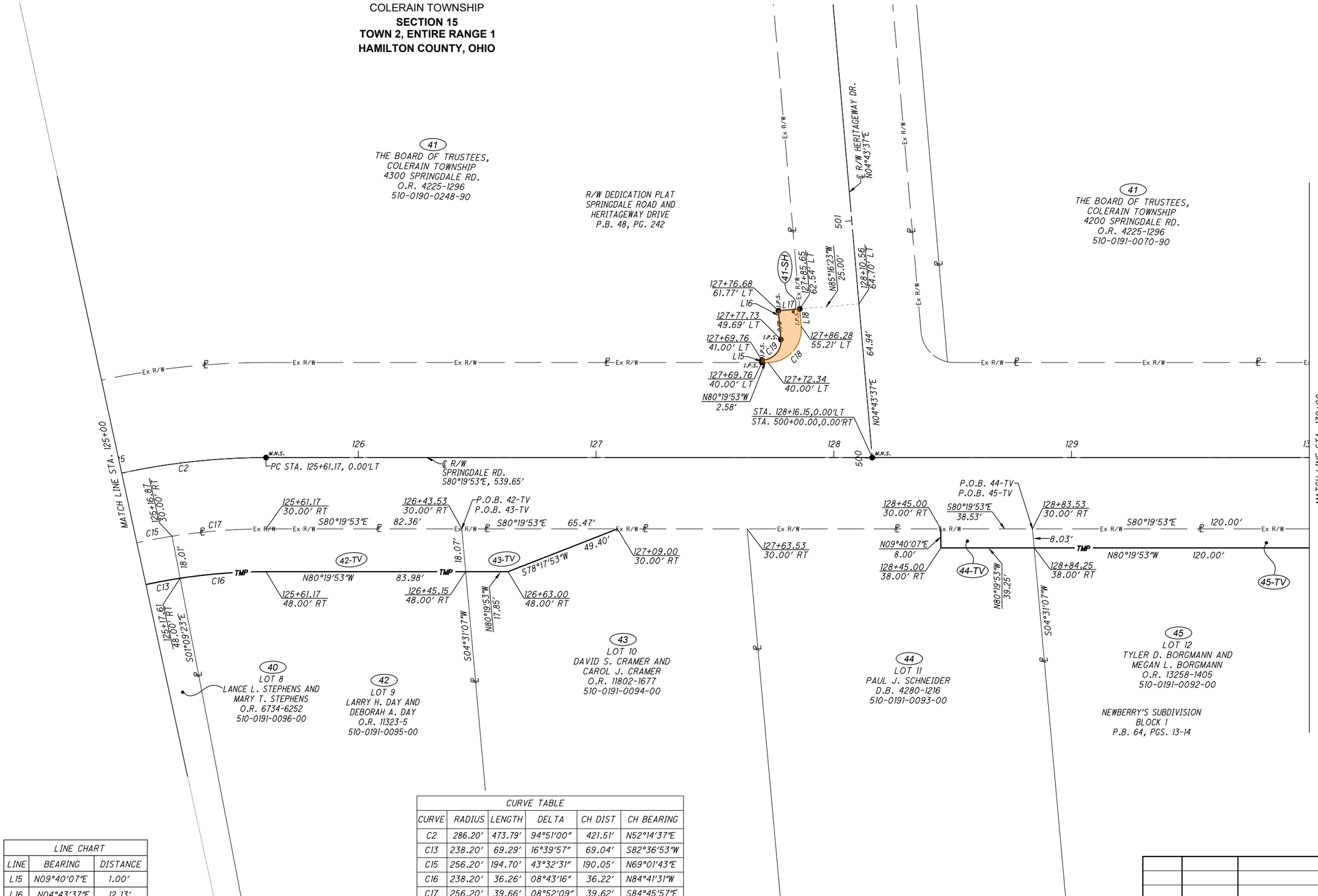
HAM CR 96 3.92-SIDEWALK

COLERAIN TOWNSHIP
SECTION 15
TOWN 2, ENTIRE RANGE 1
HAMILTON COUNTY, OHIO



LINE CHART		
LINE	BEARING	DISTANCE
L15	N09°40'07"E	1.00'
L16	N04°43'37"E	12.13'
L17	S85°16'23"E	9.00'
L18	S04°43'37"W	7.37'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C2	286.20'	473.79'	94°51'00"	421.51'	N52°14'37"E
C13	238.20'	69.29'	16°39'57"	69.04'	S82°36'53"W
C15	256.20'	194.70'	43°32'31"	190.05'	N69°01'43"E
C16	238.20'	36.26'	08°43'16"	36.22'	N84°41'31"W
C17	256.20'	39.66'	08°52'09"	39.62'	S84°45'57"E
C18	14.00'	23.20'	94°56'30"	20.63'	S52°11'52"W
C19	8.00'	13.26'	94°56'30"	11.79'	N52°11'52"E

ALL STATIONING AND OFFSETS ARE FROM CENTERLINE OF RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

REV.	DATE	DESCRIPTION

FINAL R/W PLAN DATE:

HORIZONTAL SCALE IN FEET
0 10 20 40

RIGHT OF WAY BOUNDRY SHEET
STA. 125+00 to STA. 130+00

DESIGN AGENCY
CHOICE ONE ENGINEERING

DESIGNER	RMF
REVIEWER	WDG
PROJECT ID	120861
SUBSET	RW.19
TOTAL	RW.21

HAM CR 96 3.92-SIDEWALK

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ORC® REAL ESTATE SOLUTIONS FOR INFRASTRUCTURE

February 10, 2026

Colerain Township Trustees
4200 Springdale Rd.,
Cincinnati, OH 45251
Attn: Tiphanie Mays, CPRP, Administration Department

Project: **HAM CR 96-3.92**
Project Parcel No.: **41-SH**
Property Address: **4300 Springdale Rd. Cincinnati, OH 45251**

Dear Ms. Mays,

This letter is about the impending road project known as HAM CR 96-3.92 and its impact to your property located at 4300 Springdale Rd. Cincinnati, OH 45251. This project consists of the construction of sidewalks on both sides of Springdale Road from Poole Road to Yellowwood Drive, filling in the gaps where there is currently no sidewalk.

O.R. Colan Associates has been retained as an agent acting on behalf of the Board of County Commissioners of Hamilton County to secure the right of way necessary for this project.

Enclosed you will find the following materials for your review:

1. Title Report for your review. If you see any discrepancies, please inform me as soon as possible.
2. Donation Letter
3. Plan Letter Attachment explains the project and impact to your property
4. Parcel Plans – Right of Way Plans pertaining to the impacted property
5. LPA RE 810 Corp. Resolution
6. LPA RE 806-D Easement to LPA – Instrument to be executed upon agreement

Upon review of this packet, please contact me at 567-825-8851 or kclark@orcolan.com to discuss the project's impact to the property.

Respectfully,

Kyra Clark, Right of Way Agent
On behalf of the Board of County Commissioners of Hamilton County

Enclosures cc: Parcel File

ORC® REAL ESTATE SOLUTIONS FOR INFRASTRUCTURE

LPA
Rev. 01/2010

DONATION LETTER

February 10, 2026

Colerain Township Trustees
4200 Springdale Rd.
Cincinnati, OH 45251

Re: HAM CR 96-3.92
41-SH
120861

Dear Colerain Township Trustees:

Your real property is needed by the The Board of County Commissioners of Hamilton County for a transportation improvement project. As such, you are hereby advised that you have the right to have your property appraised by a competent appraiser and you have the right to accompany the appraiser on the inspection of your property. You have the right to be provided a written offer for the full amount of the fair market value as determined by the agency based upon the appraisal. You have the right to negotiate with the agency and if an acceptable agreement cannot be reached, the right to have the value determined by a court of law. You also have the right to be paid the full amount of the fair market value before being required to surrender possession of your property. Notwithstanding these rights, we understand you are willing to waive all, or any part of your rights noted and willingly agree to donate the property needed for the transportation project. The property is described in the attached Exhibit A which is incorporated herein.

Please be advised that if you desire to use the donation for a tax deduction, you should seek advice from the Internal Revenue Service or a tax expert regarding the current rules for appraisal valuation.

The undersigned hereby acknowledges that he/she has been fully advised by a The Board of County Commissioners of Hamilton County representative of his/her rights reflected above and agrees to: (1) Waive the right to receive just compensation for the property, (2) Release The Board of County Commissioners of Hamilton County from obtaining an appraisal of the acquired property and (3) Execute the necessary conveyance instrument to transfer said property to The Board of County Commissioners of Hamilton County.

Respectfully,

Kyra Clark, Right of Way Agent

O.R. Colan Associates, LLC
www.orcolan.com

8750 Union Centre Blvd
West Chester, OH 45069

O: 513-247-0243
F: 513-247-0385

_____ _____

Property owner signature Date

_____

Print name

_____ _____

Property owner signature Date

_____

Print name

O.R. Colan Associates, LLC
www.orcolan.com

8750 Union Centre Blvd
West Chester, OH 45069

O: 513-247-0243
F: 513-247-0385

EXHIBIT A

LPA RX 871 SH Rev. 06/09

KC

Ver. Date 4/4/2025 PID 119068

PARCEL 41-SH
HAM CR 96 3.92-SIDEWALK
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
BOARD OF COUNTY COMMISSIONERS OF
HAMILTON COUNTY, OHIO

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the Board of County Commissioners of Hamilton County, Ohio, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter.

[Surveyor's description of the premises follows]

Situate in Section 15, Town 2, Entire Range 1, Colerain Township, Hamilton County, Ohio and being part of a 13.567-acre tract of land, as conveyed, as of the date of this survey was prepared, in Official Record 4225, Page 1296 of the Hamilton County Deed Records and lying on the left side of the centerline of right-of-way of Springdale Road as shown on HAM CR 96 3.92-SIDEWALK Centerline Plat and being more particularly described as follows:

Commencing for reference at a Mag nail set at the intersection of the centerline of Springdale Road and the centerline of Heritageway Drive and being 0.00 feet left of and perpendicular to centerline Station 128+16.15;

thence, North 04°-43'-37" East, 64.94 feet, along the centerline of Heritageway Drive to a point and being 64.70 feet left of and perpendicular to centerline Station 128+10.56;

thence, North 85°-16'-23" West, 25.00 feet, to an iron pin with cap set on the west right-of-way line of Heritageway Drive and being the **PRINCIPAL PLACE OF BEGINNING** of the parcel herein described with said point and being 62.54 feet left of and perpendicular to centerline Station 127+85.65;

thence, South 04°-43'-37" West, 7.37 feet, along the west right-of-way line of Heritageway Drive to a point and being 55.21 feet left of and perpendicular to centerline Station 127+86.28;

thence, on a curve to the right with a radius of 14.00 feet, an arc distance of 23.20 feet, a delta angle of 94°-56'-30", and a chord bearing South 52°-11'-52" West, 20.63 feet, along the west right-of-way line of Heritageway Drive to a point on the north right-of-way line of Springdale Road and being 40.00 feet left of and perpendicular to centerline Station 127+72.34;

thence, North 80°-19'-53" West, 2.58 feet, along the north right-of-way line of Springdale Road to an iron pin with cap set on the new right-of-way line of Springdale Road and being 40.00 feet left of and perpendicular to centerline Station 127+69.76;

thence, North 09°-40'-07" East, 1.00 feet, along the new right-of-way line of Springdale Road to an iron pin with cap set and being 41.00 feet left of and perpendicular to centerline of right-of-way Station 127+69.76;

thence, on a curve to the left with a radius of 8.00 feet, an arc distance of 13.26 feet, a delta angle of 94°-56'-30", and a chord bearing North 52°-11'-52" East, 11.79 feet, along the new right-of-way line to an iron pin with cap set and being 49.69 feet left of and perpendicular to centerline Station 127+77.73;

thence, North 04°-43'-37" East, 12.13 feet, along the new right-of-way line to an iron pin with cap set and being 61.77 feet left of and perpendicular to centerline Station 127+76.68;

thence, South 85°-16'-23" East, 9.00 feet, along the new right-of-way line to the **PRINCIPAL PLACE OF BEGINNING.**

Containing in all 0.004 acres, gross, of which 0.000 acres is PRO (present road occupied), leaving a net take of 0.004 acres, more or less, subject to all legal easements and rights-of-way.

The above described area is part of currently assigned Hamilton County Auditor's Parcel Number 510-0190-0248-90.

Bearings described herein are for project use only and are based on the Ohio State Plane Coordinate System NAD 83, South Zone using CORS 2011 adjustment, GEOID 18, ODOT VRS CORS Network.

All iron pins set are 3/4" x 30" rebar with a 2" diameter aluminum cap stamped "ODOT OR LPA R/W CHOICE ONE ENG PS 8254".

EXHIBIT A

LPA RX 871 SH

Rev. 06/09

The above description was prepared by Wesley D. Goubeaux, Ohio Professional Surveyor Number 8254 and based on a survey performed by Choice One Engineering as shown on said Centerline Plat and right-of-way plans HAM CR 96 3.92-SIDEWALK, dated May, 2025 as cited herein.

Wesley D. Goubeaux, PS #8254

4/4/2025
Date

PLAN LETTER ATTACHMENT

HAM CR-96-3.92
41-SH
Date of offer: 2/10/2026

To avoid any misunderstanding as to the work to be done, you are being furnished this plan letter attachment and a print of the right of way plan sheets applicable to your parcel and associated construction plan sheets, if applicable. The following explains the type of acquisition and what to look for on the plans provided. Changes to the plan required by engineering revisions or as agreed to in negotiations will be documented in writing by the Board of County Commissioners of Hamilton County.

The purpose of this project is to construct sidewalks on both sides of Springdale Road from Poole Road to Yellowwood Drive filling in the gaps where there is currently no sidewalk.

The real property needed for the HAM CR-96-3.92 project requires the acquisition of only a part of your property. The agency needs to acquire from you parcels **41-SH**. The acquisition is further explained as follows.

Parcels 41-SH

SH is defined as a Standard Highway Easement. This modifier is used to acquire rights of way for a highway improvement where fee simple title is not required and limitation of access from adjoining land is not desired. You will notice the SH area is colored-in orange on the Summary of Additional Right of Way Sheet 7 of 21 and highlighted in orange on Right of Way Topo and Right of Way Boundary Sheet 18 through 19 of 21.

The SH taking contains 0.004 acres which comes from auditor's parcel number 510-0190-0248-90, as shown on the Summary of Additional Right of Way Sheet. For this taking, all property rights are being acquired. However, the Board of County Commissioners of Hamilton County is reserving you access rights to your property. This area is located on southeastern corner of your property at the intersection of Heritageway Drive and Springdale Road. 41-SH is irregular in shape and is approximately 15.89 feet in length, approximately 22.54 feet wide, between approximately Stations 127+69.76, left and 127+86.28, left. 41-SH is needed for the construction of the sidewalk.

Structures, Improvements and Tenant-Owned Improvements

There are no appraisal documents available at this time.

Drives

Your Driveway will be affected by this project.

New Pavement/Grade/Swale

At this time, there are no Construction Plans available.

Drainage

At this time, there are no Construction Plans available.

Fencing

N/A

Items that will have to be moved or destroyed

There are no appraisal documents available at this time.

Field Tiles

The LPA has made every effort to locate field tiles within the limits of the new right of way and to provide outlets for these tiles. However, since field tiles are underground installations, with their location difficult to establish, we do not guarantee that every tile has been located. For this reason, it is requested that you advise us of the location of any tile omitted from the plans. By doing this, you will be assured that provisions will be made on the plans for a re-connection if it is destroyed during construction.

Gas, Oil and/or Water Lines

We would appreciate being advised as to the location and ownership of any gas, water, or oil lines which might appear on the plans.

Sanitary Sewage Outlets

State and County health laws do not permit sanitary sewage to outlet into road side drainage systems.

Cost to Cure Items

These are items located partially or totally within an area being acquired as right of way and for which you are being compensated an amount for their purchase in addition to an amount for a cost to cure. A cost to cure is an amount paid to you to cure a damage to your remaining property resulting from the acquisition of the cost to cure items.

As soon as possible after you receive compensation you will be responsible for removing any cost to cure items from the right of way area(s) unless you desire Board of County Commissioners of Hamilton County to remove them for you as part of the project. **If the Board of County Commissioners of Hamilton County does the removal, Board of County Commissioners of Hamilton County will NOT perform any additional work required to cure damages to your residue property since you will have already been compensated for that work**.

There are no Cost to Cure Items.

Encroachments

There may be encroachments from your property into the Board of County Commissioners of Hamilton County's right of way. Encroachments are privately-owned items that occupy public right of way without permission. Private owners are responsible for removing their encroachment items from the right of way as soon as possible. If left in place, encroachments are subject to removal by LPA with the cost for that work charged to the owner. (Ohio revised Code, Section 5515 and 5589)

There are no known encroachments.

Miscellaneous

Please be advised that after this acquisition is completed, no improvements, including fencing, may be placed in the new permanent right of way without a written permit from the Board of County Commissioners of Hamilton County.

EASEMENT

Colerain Township Trustees, the Grantor(s), as a GIFT/DONATION to the Grantee, The Board of County Commissioners of Hamilton County; does quit claim to the Grantee, its successors and assigns, an easement, which is more particularly described in Exhibit A, attached, the following described real estate:

PARCEL(S): 41-SH

HAM CR 96-3.92

SEE EXHIBIT A ATTACHED

Hamilton County Current Tax Parcel No. 510-0190-0248-90
Prior Instrument Reference: Bk. 4225 Pg. 1296, Hamilton County Recorder's Office.

The property conveyed is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, widening, repair or maintenance of a public road.

As consideration for the transfer of property without compensation by Grantor, Grantee, by its acceptance and recordation of this instrument, agrees as follows:

(A) All alternatives to a proposed alignment of the highway project shall be studied and considered pursuant to the "National Environmental Policy Act of 1969," 83 Stat. 852, 42 U.S.C.A. 4321 et seq., as amended.

(B) Acceptance of the donation shall not influence the environmental assessment of the highway project, including the decision relative to the need to construct the project or selection of its specific location.

(C) The donated interest shall revert to the grantor or his successors or assigns if the interest is not required for the alignment chosen for the highway project after public hearings, if hearings are required, and adoption of the environmental document.

As consideration for the transfer of property without compensation by Grantor, Grantee, by its acceptance and recordation of this instrument, agrees that if at anytime the property granted, or any part thereof, shall cease to be used for the purposes for which granted, namely as and for, or in connection with, a road that shall be open to the public without charge, then Grantee shall vacate its road over the property granted, or the relevant part thereof, to Grantor or Grantor's then current successor in interest of record at no cost.

IN WITNESS WHEREOF Colerain Township Trustees has caused its name to be subscribed by _____, its duly authorized _____, and its duly authorized agent on the _____ day of _____ , 2026.

COLERAIN TOWNSHIP TRUSTEES

By: _____
_____
_____

STATE OF OHIO, COUNTY OF HAMILTON SS:

BE IT REMEMBERED, that on the _____ day of _____ , 2026, before me the subscriber, a Notary Public in and for said state and county, personally came the above named _____, who acknowledged being the _____ and duly authorized agent of Colerain Township Trustees and who acknowledged the foregoing instrument to be the voluntary act and deed of said entity. No oath or affirmation was administered to _____ with regard to the notarial act.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

_____

NOTARY PUBLIC
My Commission expires: _____

This document was prepared by: The Board of County Commissioners of Hamilton County

EXHIBIT A

LPA RX 871 SH Rev. 06/09

KC

Ver. Date 4/4/2025 PID 119068

PARCEL 41-SH
HAM CR 96 3.92-SIDEWALK
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
BOARD OF COUNTY COMMISSIONERS OF
HAMILTON COUNTY, OHIO

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the Board of County Commissioners of Hamilton County, Ohio, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter.

[Surveyor's description of the premises follows]

Situate in Section 15, Town 2, Entire Range 1, Colerain Township, Hamilton County, Ohio and being part of a 13.567-acre tract of land, as conveyed, as of the date of this survey was prepared, in Official Record 4225, Page 1296 of the Hamilton County Deed Records and lying on the left side of the centerline of right-of-way of Springdale Road as shown on HAM CR 96 3.92-SIDEWALK Centerline Plat and being more particularly described as follows:

Commencing for reference at a Mag nail set at the intersection of the centerline of Springdale Road and the centerline of Heritageway Drive and being 0.00 feet left of and perpendicular to centerline Station 128+16.15;

thence, North 04°-43'-37" East, 64.94 feet, along the centerline of Heritageway Drive to a point and being 64.70 feet left of and perpendicular to centerline Station 128+10.56;

thence, North 85°-16'-23" West, 25.00 feet, to an iron pin with cap set on the west right-of-way line of Heritageway Drive and being the **PRINCIPAL PLACE OF BEGINNING** of the parcel herein described with said point and being 62.54 feet left of and perpendicular to centerline Station 127+85.65;

thence, South 04°-43'-37" West, 7.37 feet, along the west right-of-way line of Heritageway Drive to a point and being 55.21 feet left of and perpendicular to centerline Station 127+86.28;

thence, on a curve to the right with a radius of 14.00 feet, an arc distance of 23.20 feet, a delta angle of 94°-56'-30", and a chord bearing South 52°-11'-52" West, 20.63 feet, along the west right-of-way line of Heritageway Drive to a point on the north right-of-way line of Springdale Road and being 40.00 feet left of and perpendicular to centerline Station 127+72.34;

thence, North 80°-19'-53" West, 2.58 feet, along the north right-of-way line of Springdale Road to an iron pin with cap set on the new right-of-way line of Springdale Road and being 40.00 feet left of and perpendicular to centerline Station 127+69.76;

thence, North 09°-40'-07" East, 1.00 feet, along the new right-of-way line of Springdale Road to an iron pin with cap set and being 41.00 feet left of and perpendicular to centerline of right-of-way Station 127+69.76;

thence, on a curve to the left with a radius of 8.00 feet, an arc distance of 13.26 feet, a delta angle of 94°-56'-30", and a chord bearing North 52°-11'-52" East, 11.79 feet, along the new right-of-way line to an iron pin with cap set and being 49.69 feet left of and perpendicular to centerline Station 127+77.73;

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Containing in all 0.004 acres, gross, of which 0.000 acres is PRO (present road occupied), leaving a net take of 0.004 acres, more or less, subject to all legal easements and rights-of-way.

The above described area is part of currently assigned Hamilton County Auditor's Parcel Number 510-0190-0248-90.

Bearings described herein are for project use only and are based on the Ohio State Plane Coordinate System NAD 83, South Zone using CORS 2011 adjustment, GEOID 18, ODOT VRS CORS Network.

All iron pins set are 3/4" x 30" rebar with a 2" diameter aluminum cap stamped "ODOT OR LPA R/W CHOICE ONE ENG PS 8254".

EXHIBIT A

LPA RX 871 SH

Rev. 06/09

The above description was prepared by Wesley D. Goubeaux, Ohio Professional Surveyor Number 8254 and based on a survey performed by Choice One Engineering as shown on said Centerline Plat and right-of-way plans HAM CR 96 3.92-SIDEWALK, dated May, 2025 as cited herein.

Wesley D. Goubeaux, PS #8254

4/4/2025
Date

ODOT LPA RE 810 CR
Rev. 10/2017 LPA

RESOLUTION OF
COLERAIN TOWNSHIP TRUSTEES

WHEREAS, the Board of County Commissioners of Hamilton County desires to acquire a certain parcel or parcels of land for highway purposes on and over certain lands, owned by this Corporation, and more particularly described as follows:

PARCEL(S): 41-SH
120861

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

WHEREAS, the Board of County Commissioners of Hamilton County has offered the sum of GIFT/DONATION for the purchase of said certain parcel or parcels of land.

NOW THEREFORE BE IT RESOLVED by the Board of Directors of Colerain Township Trustees that _____ shall be, and hereby is, the duly authorized, empowered and acting agent of Colerain Township Trustees for the purpose of executing and delivering to Board of County Commissioners of Hamilton County all necessary instruments to effect a good and sufficient conveyance of said certain parcel or parcels of land from Colerain Township Trustees to Board of County Commissioners of Hamilton County, for the hereinabove mentioned consideration.

_____
_____

I, _____, Secretary of Colerain Township Trustees, hereby certify that on _____ , there was held a meeting of the Board of Directors of said corporation, at which a quorum was present; that this is a true and correct copy of a resolution adopted at said meeting, and that this resolution is in full force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto subscribed my signature on _____.

_____

_____

EXHIBIT A

LPA RX 871 SH Rev. 06/09

KC

Ver. Date 4/4/2025 PID 119068

PARCEL 41-SH
HAM CR 96 3.92-SIDEWALK
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
BOARD OF COUNTY COMMISSIONERS OF
HAMILTON COUNTY, OHIO

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the Board of County Commissioners of Hamilton County, Ohio, its successors and assigns forever.

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[Surveyor's description of the premises follows]

Situate in Section 15, Town 2, Entire Range 1, Colerain Township, Hamilton County, Ohio and being part of a 13.567-acre tract of land, as conveyed, as of the date of this survey was prepared, in Official Record 4225, Page 1296 of the Hamilton County Deed Records and lying on the left side of the centerline of right-of-way of Springdale Road as shown on HAM CR 96 3.92-SIDEWALK Centerline Plat and being more particularly described as follows:

Commencing for reference at a Mag nail set at the intersection of the centerline of Springdale Road and the centerline of Heritageway Drive and being 0.00 feet left of and perpendicular to centerline Station 128+16.15;

thence, North 04°-43'-37" East, 64.94 feet, along the centerline of Heritageway Drive to a point and being 64.70 feet left of and perpendicular to centerline Station 128+10.56;

thence, North 85°-16'-23" West, 25.00 feet, to an iron pin with cap set on the west right-of-way line of Heritageway Drive and being the **PRINCIPAL PLACE OF BEGINNING** of the parcel herein described with said point and being 62.54 feet left of and perpendicular to centerline Station 127+85.65;

thence, South 04°-43'-37" West, 7.37 feet, along the west right-of-way line of Heritageway Drive to a point and being 55.21 feet left of and perpendicular to centerline Station 127+86.28;

thence, on a curve to the right with a radius of 14.00 feet, an arc distance of 23.20 feet, a delta angle of 94°-56'-30", and a chord bearing South 52°-11'-52" West, 20.63 feet, along the west right-of-way line of Heritageway Drive to a point on the north right-of-way line of Springdale Road and being 40.00 feet left of and perpendicular to centerline Station 127+72.34;

thence, North 80°-19'-53" West, 2.58 feet, along the north right-of-way line of Springdale Road to an iron pin with cap set on the new right-of-way line of Springdale Road and being 40.00 feet left of and perpendicular to centerline Station 127+69.76;

thence, North 09°-40'-07" East, 1.00 feet, along the new right-of-way line of Springdale Road to an iron pin with cap set and being 41.00 feet left of and perpendicular to centerline of right-of-way Station 127+69.76;

thence, on a curve to the left with a radius of 8.00 feet, an arc distance of 13.26 feet, a delta angle of 94°-56'-30", and a chord bearing North 52°-11'-52" East, 11.79 feet, along the new right-of-way line to an iron pin with cap set and being 49.69 feet left of and perpendicular to centerline Station 127+77.73;

thence, North 04°-43'-37" East, 12.13 feet, along the new right-of-way line to an iron pin with cap set and being 61.77 feet left of and perpendicular to centerline Station 127+76.68;

thence, South 85°-16'-23" East, 9.00 feet, along the new right-of-way line to the **PRINCIPAL PLACE OF BEGINNING.**

Containing in all 0.004 acres, gross, of which 0.000 acres is PRO (present road occupied), leaving a net take of 0.004 acres, more or less, subject to all legal easements and rights-of-way.

The above described area is part of currently assigned Hamilton County Auditor's Parcel Number 510-0190-0248-90.

Bearings described herein are for project use only and are based on the Ohio State Plane Coordinate System NAD 83, South Zone using CORS 2011 adjustment, GEOID 18, ODOT VRS CORS Network.

All iron pins set are 3/4" x 30" rebar with a 2" diameter aluminum cap stamped "ODOT OR LPA R/W CHOICE ONE ENG PS 8254".

EXHIBIT A

LPA RX 871 SH

Rev. 06/09

The above description was prepared by Wesley D. Goubeaux, Ohio Professional Surveyor Number 8254 and based on a survey performed by Choice One Engineering as shown on said Centerline Plat and right-of-way plans HAM CR 96 3.92-SIDEWALK, dated May, 2025 as cited herein.

Wesley D. Goubeaux, PS #8254

4/4/2025
Date

RE 46

Rev. June 2019

TITLE REPORT

C/R/S HAM CR96-3.92
PARCEL 41-SH
PID 120861

☒ 42 YEAR REPORT ☐ ABBREVIATED REPORT ☐ UPDATE

INSTRUCTION:

(1) R.C. 163.01 (E) defines "owner" as "any individual, partnership, association, or corporation having any estate, title, or interest in any real property sought to be appropriated." ODOT expands this definition to include, but is not limited to, all fee owners, life tenants, remaindermen, mortgagees, tenants and subtenants (whether or not a lease is recorded), occupants, possessors, lienholders, easement owners, judgment creditors, etc.

(2) ODOT procedures require that pertinent attachments be part of the Title Report/Title Chain in compliance with Section 5102.04 (E) of its Real Estate Procedures Manual.

(1) FEE OR OTHER PRIMARY OWNERS

Name	Marital Status (Spouse's Name)	Interest
Colerain Township Trustees	N/A	Fee

Mailing Address: 4200 Springdale Road
Cincinnati, OH 45251-1419

Phone Number: Unknown

Property Address: 4300 Springdale Road
Cincinnati, OH 45251-1419

(2) BRIEF DESCRIPTION OF SUBJECT PREMISES

(From deed to present owner or other instruments containing a valid description. Give deeds of record, include the size of each parcel)

Situated in Section 15, Town 2, Entire Range 1, Miami Purchase, in Colerain Township, Hamilton County, Ohio, and being Part of Lot 2 of the Abijah Cutter Estate as recorded in Plat Book 5, Page 55, Hamilton County, Ohio records. Containing 12.531 acres, more or less. Further identified as Auditor Tax Parcel No. 510-0190-0248-90.
Reserving an area of 18,112 square feet, more or less, in and adjacent to Springdale Road which is to be conveyed to Hamilton County, Ohio for roadway purposes.

13.567 acres per Hamilton County Auditor

Auditor Tax Parcel No. 510-0191-0133-00, 510-0191-0070-90 and 510-0191-0071-90 are contiguous and are not affected by this project and were not searched for as part of this report.

Title Acquired By: Bk. 4225 Pg. 1296

See Section 4 regarding Outsale

(3-A) MORTGAGES, LIENS AND ENCUMBRANCES

Name & Address & Phone Number	Date Filed	Amount & Type of Lien
None Found		

(3-B) LEASES

Name & Address	Commercial/Residential	Term
Colerain Township Trustees, a political subdivision of the State of Ohio to Southern Ohio Telephone Company, an Ohio general partnership 350 East Wilson Bridge Road, Worthington, OH 43085 Assigned to NEW PAR, a Delaware partnership, dba AirTouch Cellular c/o AirTouch Cellular, Network Services, Real Estate, 5175 Emerald Parkway, Dublin, OH 43017 Filed as Bk. 7887 Pg. 1257 on 2/18/1999	Commercial Bk. 6892 Pg. 1284 10/26/1995	25 Years

NEW PAR to American Tower Delaware Corporation, a Delaware corporation c/o American Towers, Inc., 116 Huntington Ave., 11th Floor, Boston, MA 02116	Commercial Bk. 8344 Pg. 1308 8/11/2000	Unknown

(3-C) **EASEMENTS**

Name & Address	Type
Colerain Township Trustees, a political subdivision of the State of Ohio to Southern Ohio Telephone Company, an Ohio general partnership 350 East Wilson Bridge Road, Worthington, OH 43085 File as Bk. 6892 Pg. 1401 on 10/26/1995 Take Area Unknown Assigned to NEW PAR, a Delaware partnership, dba AirTouch Cellular c/o AirTouch Cellular, Network Services, Real Estate, 5175 Emerald Parkway, Dublin, OH 43017 Filed as Bk. 7882 Pg. 1585 on 2/11/1999	Utility Easement & Ingress and Egress
Colerain Township Trustees, Hamilton County, Ohio to The Cincinnati Gas & Electric Company and Cincinnati Bell Inc. Address: Unknown Filed as Bk. 4240 Pg. 31 on 8/11/1982 Not in Take Area	Utility Easement
Colerain Township Trustees to The Cincinnati Gas & Electric Company Address: Uknown Filed as Bk. 8095 Pg. 1637 on 10/14/1999 Not in Take Area	Utility Easement & Highway Easement
Colerain Township Trustees, Hamilton County, Ohio to The Cincinnati & Gas and Electric Company Address: Unknown Filed as Bk. 8180 Pg. 1057 on 1/27/2000 Not in Take Area	Utility Easement
Found Dedication of Permanent Private Drainage Easement of Storm Water Detention on Plat Book 314 Page 86.	Plat Item
Found Dedication of Permanent Private Drainage Easement for Storm Water Detention on Plat Book 341 Page 18.	Plat Item

(4) **DEFECTS IN TITLE-IRREGULARITIES-COMMENTS** (Record or Off Record)

Copy of Tax Map included with this report.
Copy of Survey filed as Drawing No. 39 included with this report.
Copy of Plat Book 314 Page 86 included with this report.
Copy of Plat Book 341 Page 18 included with this report.

Right of Way Dedication Plat for Springdale Road and Heritageway Drive as recorded in Plat Bk. 48 Pg. 242 cannot be located. A call was placed to the Hamilton County Recorder who could not locate the plat. A call was also placed to the Hamilton County Engineers Office in which Justin Lewis, Engineering Technician, tried to locate said plat but was unsuccessful but confirmed that this plat happened August 17, 1992 and came out of parcel 510-190-248. The Dedication Plat for Springdale Road and Heritageway Drive is considered an Outsale for the subject property.

(5) **TAXES AND SPECIAL ASSESSMENTS** (List by auditor's tax parcel number, description, amount, etc.)

County: Hamilton Township: Colerain-Northwest School District: Northwest LSD

AUD. PAR. NO(S)	Land	Building	Total	Taxes
510-0190-0248-90	$242,550.00	$1,920,430.00	$2,162,980.00	$518.43 1st Half $518.42 2nd Half

No Homestead Reduction
Special Assessments: Public Works Service Fee; $240.04 1st Half and $240.03 2nd Half
Storm Water; $278.39 per Half
1st Half: Paid
2nd Half: Paid
100% Values Shown

(6) **CAUV (Current Agricultural Use Value)**

Is the property under the CAUV Program: Yes: ☐ No: ☒
Comments:
N/A

This Title Report covers the time period from 5/6/1964 to 10/8/2025. The undersigned hereby verifies that this Title Report is an abstract of the real estate records for that period of time, which reflects all currently relevant instruments and proceedings of record and those of record matters personally known by the undersigned pertaining to Parcel(s) 41 -SH and presently standing in the name of Colerain Township Trustees as the same are entered upon the several public records of Hamilton County.

Date & Time 10/8/2025 @ 7:59AM (am/pm)

Signed Kyra Clark

Print Name Kyra Clark, Agent

UPDATE TITLE BLOCK

This Title Report covers the time period from _____ to _____. The undersigned hereby verifies that this Title Report is an abstract of the real estate records for that period of time, which reflects all currently relevant instruments and proceedings of record and those of record matters personally know by the undersigned pertaining to Parcel(s) 41 -SH and presently standing in the name of Colerain Township Trustees as the same are entered upon the several public records of Hamilton County.

Date & Time _____ (am/pm)

Signed _____

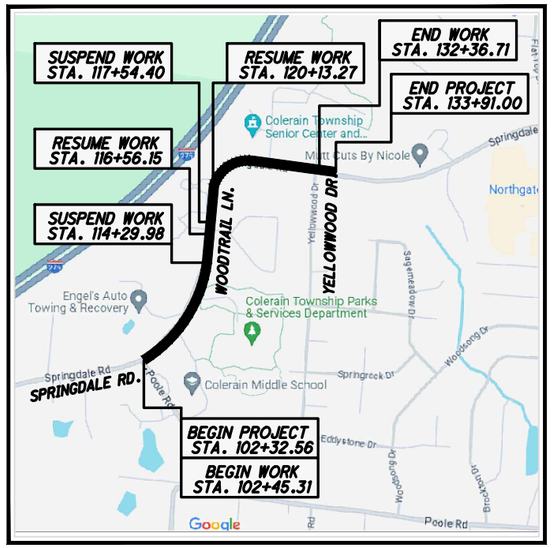
Print Name _____

Comments from the agent who prepared the Title Update

RIGHT OF WAY LEGEND SHEET

HAM CR 96 3.92-SIDEWALK

COLERAIN TOWNSHIP
SECTION 15
TOWN 2, ENTIRE RANGE 1
HAMILTON COUNTY, OHIO



LOCATION MAP

LATITUDE: 40° 50′ 23″ N LONGITUDE: 84° 20′ 23″ W

NOT TO SCALE

PORTION TO BE IMPROVED

INTERSTATE HIGHWAY

FEDERAL ROUTES

STATE ROUTES

COUNTY & TOWNSHIP ROADS

OTHER ROADS

UNDERGROUND UTILITIES
Contact Two Working Days Before You Dig
OHIO811.org Before You Dig
OHIO811, 8-1-1, or 1-800-362-2764 (Non-members must be called directly)

INDEX OF SHEETS:

LEGEND SHEET	RW.1
CENTERLINE PLAT	RW.2-3
PROPERTY MAP	RW.4
SUMMARY OF ADDITIONAL R/W	RW.5-7
DETAIL SHEETS	RW.8-21

UTILITY OWNERSHIP

TYPE	NAME AND ADDRESS	TYPE	NAME AND ADDRESS
STREETS, STORM SEWER AND TRAFFIC SIGNALS	HAMILTON CO. ENGINEER 223 W GALBRAITH RD. CINCINNATI, OH 45215 ATTN: ERIC BECK 513-557-7188 (STORM & STREETS) ATTN: TOM SPILLE 513-946-8412 (TRAFFIC SIGNALS)	SANITARY SEWER	MSD 1600 GEST ST. CINCINNATI, OH 45204 ATTN: ROB FRANKLIN 513-557-7188
		COMMUNICATION	MCI 757 COMMERCE CT. LEWIS CENTER, OH 45035 ATTN: BOB DILLOW 614-816-0361
WATER	GREATER CINCINNATI WATER WORKS 4747 SPRING GROVE AVE. CINCINNATI, OH 45232 ATTN: EARL BRATFISH 513-591-6533	COMMUNICATION	CHARTER 10920 KENWOOD RD. CINCINNATI, OH 45242 ATTN: JOE ANGEL 513-878-6507
GAS	DUKE ENERGY 139 E. FOURTH ST. P.O. BOX 960, RM 460 CINCINNATI, OH 45204 ATTN: RICHARD HACKER 513-287-4653	COMMUNICATION	ALTAFIBER 221 E. FOURTH ST. BLDG. 121-900 CINCINNATI, OH 45202 ATTN: JOHN STRAUSS 513-556-5120
PIPELINE	BP PIPELINES (NORTH AMERICA), INC. 30 S. WACKER DR. SUITE 900 CHICAGO, IL 60606 ATTN: GAIL LAMPERT 312-594-0461	GAS - TRANSMISSION	DUKE ENERGY 139 E. FOURTH ST. CINCINNATI, OH 45202 ATTN: TIM MEYER 513-287-1266

CONVENTIONAL SYMBOLS

COUNTY LINE
TOWNSHIP LINE
SECTION LINE
CORPORATION LINE
FENCE LINE (EXISTING) —X—X— (PROPOSED) —X—X—
CENTER LINE
EX. LIMITED ACCESS (FEE) — Ex LA-R/W —
EX. RIGHT OF WAY (FEE) — Ex R/W —
EX. RAILROAD R/W — Ex RR —
EX. STANDARD HWY ESMT. — Ex SH —
EX. UTILITY ESMT. — Ex U —
PROPERTY LINE — R — OWNERSHIP HOOK —X—Z—X—
RAILROAD
GUARDRAIL (EXISTING) —o—o— (PROPOSED) —●—●—
PROP. STANDARD HIGHWAY ESMT. — SH —
PROP. TEMPORARY EASEMENT — TMP —
PROP. RIGHT OF WAY (FEE) — R/W —
PROP. UTILITY ESMT — U —

CONSTRUCTION LIMITS
EDGE OF PAVEMENT (EX)
EDGE OF PAVEMENT (PR)
EDGE OF SHOULDER (EX)
EDGE OF SHOULDER (PR)
DITCH / CREEK (EX)
DITCH / CREEK (PR)

TREE TREE (REMOVE) SHRUB SHRUB (REMOVE)
EVERGREEN EVERGREEN (REMOVE)
STUMP STUMP (REMOVE)
UTILITY POLES: TELEPHONE POWER LIGHT
CATCH BASIN STORM MH SANITARY MH
WATER VALVE WATER METER FIRE HYDRANT
POST FOUND MAILBOX MB

NOTE:
THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE OBTAINED FROM THE OWNERS OF THE UTILITIES AS REQUIRED BY SECTION 153.64 O.R.C.

UTILITIES ARE SHOWN AS FOUND ON THESE PLANS IN RESPONSE TO OUPS TICKET B418000555-00B DATE 06-28-2024.

PROJECT DESCRIPTION

THE PROJECT INVOLVES THE CONSTRUCTION OF SIDEWALKS ON BOTH SIDES OF SPRINGDALE ROAD FROM POOLE ROAD TO YELLOWWOOD DRIVE FILLING IN THE GAPS WHERE THERE IS CURRENTLY NO SIDEWALK.

PLANS PREPARED BY:

FIRM NAME: CHOICE ONE ENGINEERING
R/W DESIGNER: RYAN M. FRANCIS
R/W REVIEWER: WESLEY D. GOUBEAUX
FIELD REVIEWER: ISAIAH J. WINHOVEN
PRELIMINARY FIELD REVIEW DATE: 11-13-2024
TRACINGS FIELD REVIEW DATE:
OWNERSHIP UPDATED BY: W.D.G.
DATE COMPLETED:
FINAL R/W PLAN DATE:

STRUCTURE KEY

COMMERCIAL
RESIDENTIAL
RESIDENTIAL OUT BUILDING

TYPES OF TITLE LEGEND

SH = STANDARD HIGHWAY EASEMENT
T = TEMPORARY EASEMENT

I, WESLEY D. GOUBEAUX, P.S. 8254, HAVE CONDUCTED A SURVEY OF THE EXISTING CONDITIONS FOR COLERAIN TOWNSHIP, HAMILTON COUNTY, OHIO IN AUGUST, 2024. THE RESULTS OF THAT SURVEY ARE CONTAINED HEREIN.

SEE THE SURVEY PARAMETERS NOTE AFFIXED TO THESE PLANS FOR THE HORIZONTAL AND VERTICAL SURVEY PARAMETERS USED FOR THIS PROJECT.

AS A PART OF THIS PROJECT, I HAVE ESTABLISHED THE LOCATIONS OF THE EXISTING BOUNDARY LINES, EXISTING CENTERLINE OF RIGHT-OF-WAY, AND THE EXISTING RIGHT-OF-WAY LIMITS FOR PROPERTY TAKES CONTAINED HEREIN. I HAVE CALCULATED THE PROPOSED PROPERTY LINES, GROSS TAKE, PRESENT ROADWAY OCCUPIED (PRO), NET TAKE AND NET RESIDUES, AS WELL AS PREPARED THE LEGAL DESCRIPTIONS NECESSARY TO ACQUIRE THESE PARCELS AS SHOWN HEREIN.

AS A PART OF THIS WORK, RIGHT-OF-WAY MONUMENTS WILL BE SET AT THE LOCATIONS SHOWN HEREIN PER THE MEMORANDUM OF UNDERSTANDING BETWEEN THE BOARD OF REGISTRATION FOR ENGINEERS AND SURVEYORS AND THE OHIO DEPARTMENT OF TRANSPORTATION DATED 9-22-2010.

ALL OF MY WORK CONTAINED HEREIN WAS CONDUCTED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE 4733-37 COMMONLY KNOWN AS MINIMUM STANDARDS FOR BOUNDARY SURVEY IN THE STATE OF OHIO UNLESS SO NOTED. THE WORDS I AND MY AS USED HEREIN ARE TO MEAN EITHER MYSELF OR SOMEONE WORKING UNDER MY DIRECT SUPERVISION.

SURVEYORS SEAL

DESIGN AGENCY
CHOICE ONE ENGINEERING
DESIGNER RMF
REVIEWER WDG
PROJECT ID 120861
SUBSET RW.1 | TOTAL RW.21

RIGHT OF WAY LEGEND SHEET

HAM CR 96 3.92-SIDEWALK

Z:\project\Hamilton\ColerainTownship\HAM-COL-2301SpringdaleRoadSidewalkPhase2\120861_RL.dwg 04-Apr-25 6:33 AM

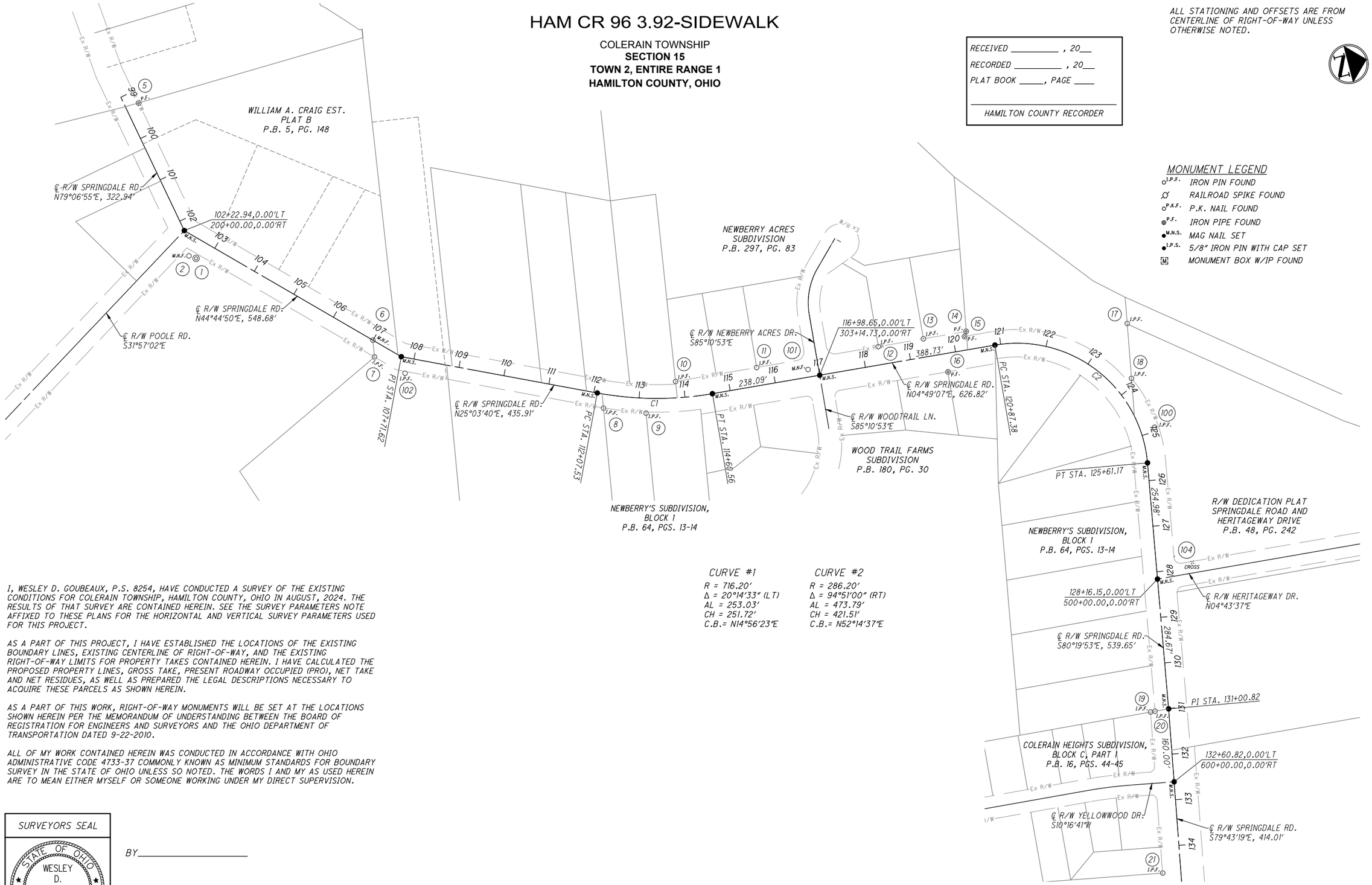
HAM CR 96 3.92-SIDEWALK

COLERAIN TOWNSHIP
SECTION 15
TOWN 2, ENTIRE RANGE 1
HAMILTON COUNTY, OHIO

ALL STATIONING AND OFFSETS ARE FROM CENTERLINE OF RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

RECEIVED _____ , 20__
RECORDED _____ , 20__
PLAT BOOK _____, PAGE ____
_____
HAMILTON COUNTY RECORDER

HORIZONTAL SCALE IN FEET
0 50 100 200



MONUMENT LEGEND

- I.P.F. IRON PIN FOUND
- RAILROAD SPIKE FOUND
- P.K.F. P.K. NAIL FOUND
- P.F. IRON PIPE FOUND
- M.N.S. MAG NAIL SET
- I.P.S. 5/8" IRON PIN WITH CAP SET
- [M] MONUMENT BOX W/IP FOUND

CURVE #1	CURVE #2
R = 716.20'	R = 286.20'
Δ = 20°14'33" (LT)	Δ = 94°51'00" (RT)
AL = 253.03'	AL = 473.79'
CH = 251.72'	CH = 421.51'
C.B.= N14°56'23"E	C.B.= N52°14'37"E

I, WESLEY D. GOUBEAUX, P.S. 8254, HAVE CONDUCTED A SURVEY OF THE EXISTING CONDITIONS FOR COLERAIN TOWNSHIP, HAMILTON COUNTY, OHIO IN AUGUST, 2024. THE RESULTS OF THAT SURVEY ARE CONTAINED HEREIN. SEE THE SURVEY PARAMETERS NOTE AFFIXED TO THESE PLANS FOR THE HORIZONTAL AND VERTICAL SURVEY PARAMETERS USED FOR THIS PROJECT.

AS A PART OF THIS PROJECT, I HAVE ESTABLISHED THE LOCATIONS OF THE EXISTING BOUNDARY LINES, EXISTING CENTERLINE OF RIGHT-OF-WAY, AND THE EXISTING RIGHT-OF-WAY LIMITS FOR PROPERTY TAKES CONTAINED HEREIN. I HAVE CALCULATED THE PROPOSED PROPERTY LINES, GROSS TAKE, PRESENT ROADWAY OCCUPIED (PRO), NET TAKE AND NET RESIDUES, AS WELL AS PREPARED THE LEGAL DESCRIPTIONS NECESSARY TO ACQUIRE THESE PARCELS AS SHOWN HEREIN.

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SURVEYORS SEAL

STATE OF OHIO
WESLEY D. GOUBEAUX
8254
REGISTERED PROFESSIONAL SURVEYOR

BY_____

CENTERLINE PLAT 1 OF 2
HAM CR 96 3.92-SIDEWALK

DESIGN AGENCY
CHOICE ONE ENGINEERING

DESIGNER	RMF
REVIEWER	WDG
PROJECT ID	120861
SUBSET	RW.2
TOTAL	RW.21

HAM CR 96 3.92-SIDEWALK

Z:\project\Hamilton\ColerainTownship\HAM-COL-2301SpringdaleRoadSidewalkPhase2\120861_RC.dwg 04-Apr-25 6:33 AM

HAM CR 96 3.92-SIDEWALK

COLERAIN TOWNSHIP
SECTION 15
TOWN 2, ENTIRE RANGE 1
HAMILTON COUNTY, OHIO

ALL STATIONING AND OFFSETS ARE FROM CENTERLINE OF RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

RECEIVED _____ , 20___
RECORDED _____ , 20___
PLAT BOOK _____, PAGE ____

_____
HAMILTON COUNTY RECORDER

HORIZONTAL SCALE IN FEET
0 50 100 200

TABLE OF EXISTING MONUMENTATION

NO.	ROADWAY	STATION	OFFSET	DESCRIPTION	GROUND NORTHING	GROUND EASTING	GRID NORTHING	GRID EASTING	MONUMENT EXPECTED TO BE DISTURBED
1	SPRINGDALE ROAD	102+75.71	39.81' RT	CONC. MON. FOUND	458575.804	1369521.300	458575.994	1369521.387	1
2	SPRINGDALE ROAD	102+59.39	42.78' RT	MAG NAIL FOUND	458562.115	1369511.920	458562.307	1369512.008	1
5	SPRINGDALE ROAD	99+28.20	29.62' LT	3/4" IRON PIPE FOUND	458539.782	1369160.840	458539.976	1369160.962	
6	SPRINGDALE ROAD	106+99.81	0.00' LT	MAG NAIL FOUND	458905.028	1369791.580	458905.186	1369791.640	
7	SPRINGDALE ROAD	107+21.22	29.94' RT	IRON PIN FOUND	458899.162	1369827.919	458899.321	1369827.976	1
8	SPRINGDALE ROAD	112+26.21	30.35' RT	IRON PIN FOUND W/ABERCROMBIE CAP	459355.789	1370062.285	459355.903	1370062.319	1
9	SPRINGDALE ROAD	113+15.86	32.60' RT	IRON PIN FOUND	459442.926	1370096.355	459443.031	1370096.385	1
10	SPRINGDALE ROAD	113+81.50	35.86' LT	IRON PIN FOUND W/TGA CAP	459522.786	1370045.519	459522.883	1370045.555	
11	SPRINGDALE ROAD	115+65.63	40.03' LT	IRON PIN FOUND	459702.172	1370060.609	459702.252	1370060.643	
12	SPRINGDALE ROAD	118+35.56	39.94' LT	IRON PIN FOUND	459971.137	1370083.374	459971.190	1370083.406	
13	SPRINGDALE ROAD	119+35.60	40.00' LT	IRON PIN FOUND W/CAP	460070.835	1370091.719	460070.878	1370091.750	
14	SPRINGDALE ROAD	120+30.35	40.18' LT	1" IRON PIPE FOUND	460165.267	1370099.496	460165.301	1370099.526	
15	SPRINGDALE ROAD	120+25.16	29.60' LT	1" IRON PIPE FOUND	460159.200	1370109.607	460159.235	1370109.636	1
16	SPRINGDALE ROAD	119+76.32	40.47' RT	3/4" IRON PIN FOUND	460104.653	1370175.330	460104.693	1370175.353	
17	SPRINGDALE ROAD	123+16.92	121.60' LT	IRON PIN FOUND W/ABERCROMBIE CAP	460510.566	1370171.616	460510.566	1370171.639	
18	SPRINGDALE ROAD	123+86.38	39.95' LT	IRON PIN FOUND	460489.490	1370290.012	460489.492	1370290.023	
19	SPRINGDALE ROAD	131+04.91	39.93' RT	IRON PIN FOUND	460346.156	1371006.469	460346.172	1371006.410	
20	SPRINGDALE ROAD	131+03.85	29.97' RT	1/2" IRON PIN FOUND	460356.149	1371007.199	460356.164	1371007.140	1
21	SPRINGDALE ROAD	134+57.79	39.93' RT	IRON PIN FOUND	460283.197	1371353.687	460283.219	1371353.594	
22	SPRINGDALE ROAD	135+20.03	40.00' RT	IRON PIN FOUND	460272.022	1371414.912	460272.046	1371414.813	
100	SPRINGDALE ROAD	124+91.83	31.37' LT	TRAV IRON PIN	460511.386	1370406.184	460511.386	1370406.184	
101	SPRINGDALE ROAD	116+75.48	16.68' LT	TRAV MAG NAIL	459809.675	1370093.102	459809.744	1370093.132	
102	SPRINGDALE ROAD	107+86.34	34.26' RT	TRAV IRON PIN	458954.854	1369879.407	458955.007	1369879.459	
104	SPRINGDALE ROAD	127+86.32	79.05' LT	TRAV CUT CROSS	460516.921	1370712.806	460516.920	1370712.776	
							TOTAL		7

PROPOSED CENTERLINE AND R/W MONUMENT TABLE

ROADWAY	STATION	OFFSET	DESCRIPTION	GROUND NORTHING	GROUND EASTING
SPRINGDALE ROAD	102+22.94	0.00' LT	MAG NAIL SET	458566.349	1369455.876
SPRINGDALE ROAD	102+82.00	30.00' RT	3/4" IRON PIN WITH 2" ALUMINUM CAP	458587.175	1369518.760
SPRINGDALE ROAD	102+82.00	42.12' RT	3/4" IRON PIN WITH 2" ALUMINUM CAP	458578.643	1369527.367
SPRINGDALE ROAD	102+75.49	42.12' RT	3/4" IRON PIN WITH 2" ALUMINUM CAP	458574.017	1369522.782
SPRINGDALE ROAD	102+53.10	59.83' RT	3/4" IRON PIN WITH 2" ALUMINUM CAP	458545.654	1369519.601
SPRINGDALE ROAD	102+51.66	65.91' RT	3/4" IRON PIN WITH 2" ALUMINUM CAP	458540.348	1369522.910
SPRINGDALE ROAD	102+38.90	62.89' RT	3/4" IRON PIN WITH 2" ALUMINUM CAP	458533.405	1369511.778
SPRINGDALE ROAD	107+17.51	40.96' RT	3/4" IRON PIN WITH 2" ALUMINUM CAP	458888.767	1369833.137
SPRINGDALE ROAD	107+71.62	30.45' RT	3/4" IRON PIN WITH 2" ALUMINUM CAP	458938.609	1369867.107
SPRINGDALE ROAD	107+71.62	0.00' LT	MAG NAIL SET	458956.032	1369842.136
SPRINGDALE ROAD	107+50.00	30.00' LT	3/4" IRON PIN WITH 2" ALUMINUM CAP	458961.796	1369805.609
SPRINGDALE ROAD	107+91.00	30.00' LT	3/4" IRON PIN WITH 2" ALUMINUM CAP	458986.295	1369823.169
SPRINGDALE ROAD	109+74.21	30.00' RT	3/4" IRON PIN WITH 2" ALUMINUM CAP	459126.845	1369955.127
SPRINGDALE ROAD	109+89.21	34.00' RT	3/4" IRON PIN WITH 2" ALUMINUM CAP	459138.739	1369965.104
SPRINGDALE ROAD	111+25.22	34.00' RT	3/4" IRON PIN WITH 2" ALUMINUM CAP	459261.945	1370022.716
SPRINGDALE ROAD	111+40.22	30.00' RT	3/4" IRON PIN WITH 2" ALUMINUM CAP	459277.227	1370025.447
SPRINGDALE ROAD	112+07.53	0.00' LT	MAG NAIL SET	459350.901	1370026.779
SPRINGDALE ROAD	113+99.06	30.00' RT	3/4" IRON PIN WITH 2" ALUMINUM CAP	459528.055	1370113.453
SPRINGDALE ROAD	114+28.03	40.78' RT	3/4" IRON PIN WITH 2" ALUMINUM CAP	459556.504	1370128.645
SPRINGDALE ROAD	114+30.45	40.67' RT	3/4" IRON PIN WITH 2" ALUMINUM CAP	459559.058	1370128.860
SPRINGDALE ROAD	114+60.56	0.00' LT	MAG NAIL SET	459594.110	1370091.673
SPRINGDALE ROAD	116+98.65	0.00' RT	MAG NAIL SET	459831.358	1370111.673
SPRINGDALE ROAD	120+87.38	0.00' LT	MAG NAIL SET	460218.718	1370144.328
SPRINGDALE ROAD	125+61.17	0.00' LT	MAG NAIL SET	460476.812	1370477.583
SPRINGDALE ROAD	128+16.15	0.00' LT	MAG NAIL SET	460433.988	1370728.941
SPRINGDALE ROAD	127+69.76	40.00' LT	3/4" IRON PIN WITH 2" ALUMINUM CAP	460481.213	1370689.926
SPRINGDALE ROAD	127+69.76	41.00' LT	3/4" IRON PIN WITH 2" ALUMINUM CAP	460482.199	1370690.094
SPRINGDALE ROAD	127+77.73	49.69' LT	3/4" IRON PIN WITH 2" ALUMINUM CAP	460489.424	1370699.409
SPRINGDALE ROAD	127+76.68	61.77' LT	3/4" IRON PIN WITH 2" ALUMINUM CAP	460501.509	1370700.408
SPRINGDALE ROAD	127+85.65	62.54' LT	3/4" IRON PIN WITH 2" ALUMINUM CAP	460500.767	1370709.378
SPRINGDALE ROAD	131+00.82	0.00' LT	MAG NAIL SET	460386.177	1371009.572
SPRINGDALE ROAD	132+60.82	0.00' LT	MAG NAIL SET	460357.629	1371167.005

SURVEYING PARAMETERS

THE FOLLOWING VERTICAL POSITIONING, AND HORIZONTAL POSITIONING PARAMETERS WERE USED FOR ALL SURVEYING ON THIS PROJECT:

POSITIONING METHOD: ODOT VRS
MONUMENT TYPE: TRAVERSE IRON PIN

VERTICAL POSITIONING
ORTHOMETRIC HEIGHT DATUM: NAVD88
GEOID: GEOID 18

HORIZONTAL POSITIONING
REFERENCE FRAME: NAD83 (CORS 2011 ADJUSTMENT)
ELLIPSOID: GRS 80
MAP PROJECTION: LAMBERT CONFORMAL CONIC
COORDINATE SYSTEM: SOUTH ZONE
COMBINED SCALE FACTOR: 1.00009835555907
ORIGIN OF COORDINATE SYSTEM:
TRAVERSE IRON PIN #100
N=460511.386
E=1370406.184
ELEV=888.89

USE THE POSITIONING METHODS AND MONUMENT TYPE USED IN THE ORIGINAL SURVEY TO RESTORE ALL MONUMENTS RELATED TO PRIMARY PROJECT CONTROL THAT ARE DAMAGED OR DESTROYED BY CONSTRUCTION ACTIVITIES. RESTORE THE DAMAGED OR DESTROYED MONUMENTS IN ACCORDANCE WITH CMS 623.

UNITS ARE IN U.S. SURVEY FEET. USE THE FOLLOWING CONVERSION FACTOR: 1 METER = 3.280833333 U.S. SURVEY FEET

BASIS FOR BEARINGS

OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 CORS 2011 ADJUSTMENT, ODOT VRS CORS NETWORK

BASIS FOR EX. R/W

THE EXISTING CENTERLINE ALIGNMENT, RIGHT-OF-WAY WIDTH, AND STATIONING WERE DETERMINED USING VARIOUS DOCUMENTS FROM THE HAMILTON COUNTY RECORDS AND LISTED BELOW:

WILLIAM A. CRAIG EST., PLAT B, P.B. 5, PG. 148
NEWBERRY'S SUBDIVISION, BLOCK 1, P.B. 64, PGS. 13-14
WOOD TRAIL FARMS SUBDIVISION, P.B. 180, PG. 30
NEWBERRY ACRES SUBDIVISION, P.B. 297, PG. 83
COLERAIN HEIGHTS SUBDIVISION, BLK C PT. 1, P.B. 16, PGS. 44-45
R/W DEDICATION PLAT SPRINGDALE ROAD AND HERITAGEWAY DRIVE, P.B. 48, PG. 242

ADDITIONAL RESOURCES INCLUDE VARIOUS PLAT OF SURVEYS ON FILE AT HAMILTON COUNTY OFFICES AND DEEDS AS SHOWN ON R/W DETAIL SHEETS

THE STATIONING ALONG THE CENTERLINE OF RIGHT-OF-WAY AND CENTERLINE OF CONSTRUCTION WAS ASSUMED AND IS FOR PROJECT USE ONLY.

CENTERLINE PLAT 2 OF 2
HAM CR 96 3.92-SIDEWALK

DESIGN AGENCY
CHOICE ONE ENGINEERING

DESIGNER RMF
REVIEWER WDG
PROJECT ID 120861
SUBSET RW.3 | TOTAL RW.21

HAM CR 96 3.92-SIDEWALK

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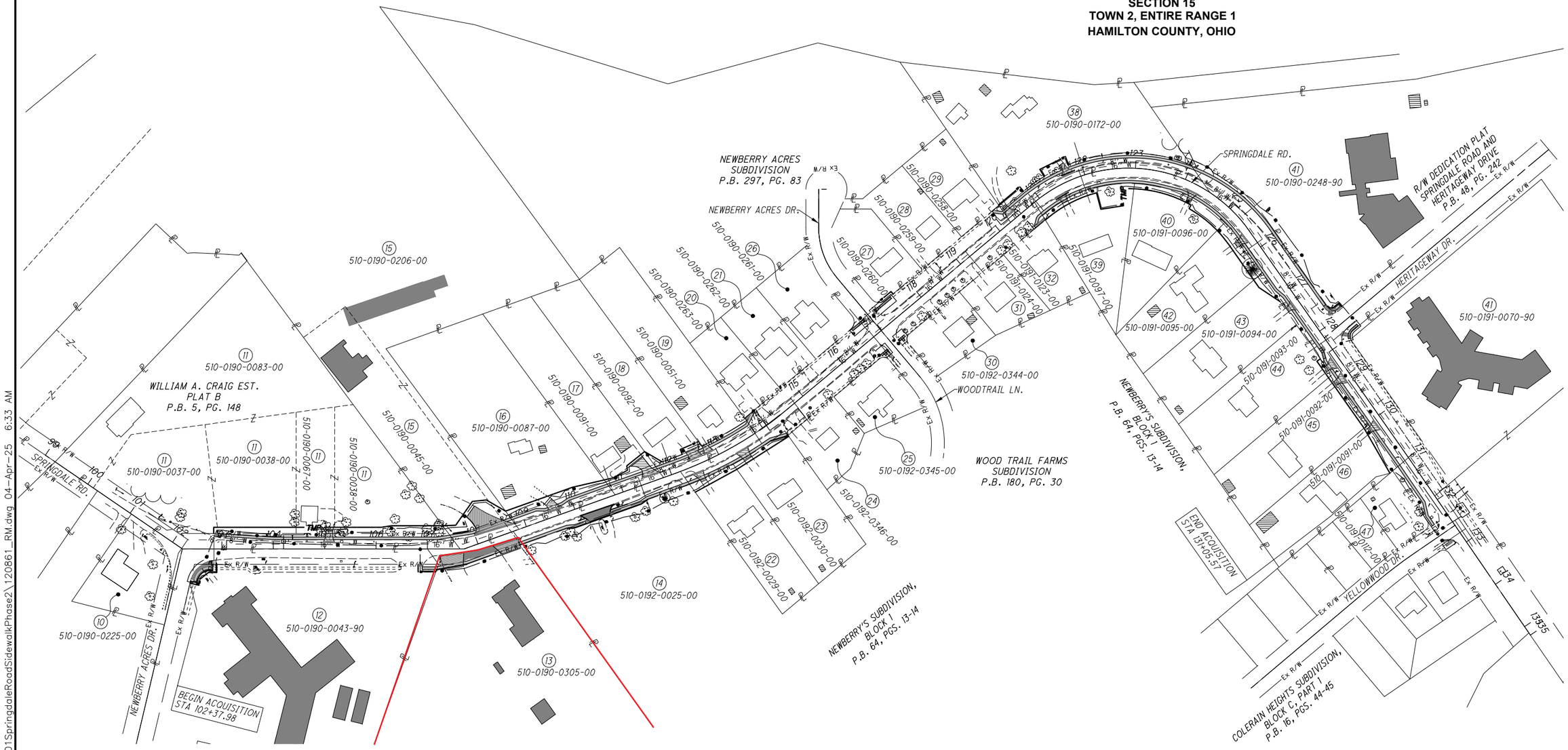
HAM CR 96 3.92-SIDEWALK

COLERAIN TOWNSHIP
SECTION 15
TOWN 2, ENTIRE RANGE 1
HAMILTON COUNTY, OHIO

HORIZONTAL SCALE IN FEET
0 50 100 200



(10) BRIAN J. WOESTE AND JENNIFER A. WOESTE

(11) JIM & SHIRLEY ENGEL, LLC

(12) NORTHWESTERN LOCAL SCHOOL DISTRICT (F.K.A.) BOARD OF EDUCATION OF COLERAIN TOWNSHIP RURAL SCHOOL

(13) THE BOARD OF TRUSTEES, OF COLERAIN TOWNSHIP

(14) COLERAIN TOWNSHIP BOARD OF TRUSTEES

(15) JAMES J. ENGEL, TRUSTEE AND SHIRLEY J. ENGEL, TRUSTEE OF THE JAMES J. ENGEL AND SHIRLEY J. ENGEL TRUST AGREEMENT DATED MAY 18, 2022

(16) JIM & SHIRLEY ENGEL, LLC

(17) JIM & SHIRLEY ENGEL, LLC

(18) JIM & SHIRLEY ENGEL, LLC

(19) JIM & SHIRLEY ENGEL, LLC

(20) EUGENE KNUF

(21) SARAH MALONE AND LINDA NUGENT

(22) SPRINGDALE ROAD RENTALS, LLC

(23) SPRINGDALE ROAD RENTALS, LLC

(24) GARY C. HOFMANN AND DEBRA KAY HOFMANN

(25) DAVID BRAGASSA

(26) LELA ESTELLE SMITH AND CAROLYN CANDACE MILLER

(27) CARLISS MARIE GREEN AND MARIE GREEN

(28) ROBERT P. ROETTING, III AND AMY M. ROETTING

(29) IRENE R. THOMAS

(30) ERIC COFFIN

(31) STEVEN G. HALL

(32) KIYA DENMARK

(33) NOT USED

(34) NOT USED

(35) NOT USED

(36) NOT USED

(37) NOT USED

(38) GRADY A. STIFEL KASE, JACQUELINE ANN STIFEL CURRY, ORVILLE E. STIFEL, II, JEANETTE AILEEN STIFEL BIERMAN, YVONNE JANINE STIFEL AND JEFFERY LANCY STIFEL

(39) CHELSEA D. COCOLA AND RYAN J. COCOLA

(40) LANCE L. STEPHENS AND MARY T. STEPHENS

(41) COLERAIN TOWNSHIP BOARD OF TRUSTEES

(42) LARRY H. DAY AND DEBORAH A. DAY

(43) DAVID S. CRAMER AND CAROL J. CRAMER

(44) PAUL J. SCHNEIDER

(45) TYLER D. BORGMANN AND MEGAN L. BORGMANN

(46) KEITH B. ALEXANDER AND LAURA M. ALEXANDER

(47) STEPHEN MICHAEL WODKE AND KRISTA A. WODKE

REV.	DATE	DESCRIPTION

FINAL R/W PLAN DATE:

DESIGN AGENCY
CHOICE ONE ENGINEERING

DESIGNER RMF
REVIEWER WDG
PROJECT ID 120861
SUBSET RW.4 TOTAL RW.21

PROPERTY MAP
HAM CR 96 3.92-SIDEWALK

HAM CR 96 3.92-SIDEWALK

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TOTAL NUMBER OF:
20 OWNERSHIPS
26 PARCELS
0 TOTAL TAKES
0 OWNERSHIPS WITH STRUCTURES INVOLVED

RECORD AREA - TOTAL PRO - NET TAKE = NET RESIDUE
GROSS TAKE - PRO IN TAKE = NET TAKE
ALL AREAS IN ACRES

GRANTEE:
ALL RIGHT-OF-WAY ACQUIRED IN THE NAME OF THE BOARD OF COUNTY COMMISSIONERS OF HAMILTON COUNTY UNLESS OTHERWISE SHOWN.

*V - TO BE ACQUIRED BY THE BOARD OF TOWNSHIP TRUSTEES OF COLERAIN TOWNSHIP, HAMILTON COUNTY, OHIO.

PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD INSTRUMENT	AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUCTURE	NET RESIDUE LEFT	NET RESIDUE RIGHT	REMARKS AND PERSONALTY
1-9	NOT USED												NOT USED
10	BRIAN J. WOESTE AND JENNIFER A. WOESTE	8-9	O.R. 14652-581	510-0190-0225-00									NO TAKE
11-TV	JIM & SHIRLEY ENGEL, LLC	8-11	O.R. 14674-2160	510-0190-0037-00	0.725	0.000	0.002	0.000	0.002				
				510-0190-0038-00	1.606	0.000	0.109	0.000	0.109				
				510-0190-0067-00	0.425	0.000	0.021	0.000	0.021				
				510-0190-0083-00	2.078	0.060 (C)	0.000	0.000	0.000				
				TOTAL	4.834	0.060 (C)	0.132	0.000	0.132	NO			GRADING AND SEEDING; 12" TREE (1), 18" TREE (1)
12-SH	NORTHWEST LOCAL SCHOOL DISTRICT	8-9	O.R. 12260-1215	510-0190-0043-90	15.982	0.927 (C)	0.019	0.000	0.019	NO		15.036	
	(F.K.A.) BOARD OF EDUCATION OF COLERAIN TOWNSHIP RURAL SCHOOL												
12-TV1		8-9	O.R. 12260-1215	510-0190-0043-90			0.009	0.000	0.009	NO			GRADING AND SEEDING
12-TV2		10-11	O.R. 12260-1215	510-0190-0043-90			0.012	0.000	0.012	NO			GRADING AND SEEDING
13-SH	THE BOARD OF TRUSTEES, OF COLERAIN TOWNSHIP	10-11	O.R. 12260-1210	510-0190-0305-00	15.729	0.118 (C)	0.007	0.000	0.007	NO		15.604	
14-SH	COLERAIN TOWNSHIP BOARD OF TRUSTEES	10-13	O.R. 7912-2967	510-0192-0025-00	6.00	0.238 (C)	0.014	0.000	0.014	NO		5.748	
15-SH	JAMES J. ENGEL, TRUSTEE AND SHIRLEY J. ENGEL, TRUSTEE		O.R. 14844-1297	510-0190-0045-00	1.21	0.074 (C)	0.001	0.000	0.001				
	OF THE JAMES J. ENGEL AND SHIRLEY J. ENGEL TRUST			510-0190-0206-00	8.225	0.011 (C)	0.000	0.000	0.000				
	AGREEMENT DATED MAY 18, 2022			TOTAL	9.435	0.085 (C)	0.001	0.000	0.001	NO			*LANSCAPING ROCK (1)
15-TV		10-11		510-0190-0045-00			0.083	0.000	0.083				
				510-0190-0206-00			0.010	0.000	0.010				
				TOTAL			0.093	0.000	0.093	NO			GRADING AND SEEDING
16-TV	JIM & SHIRLEY ENGEL, LLC	10-13	O.R. 14674-2247	510-0190-0087-00	1.838	0.137 (C)	0.050	0.000	0.050	NO			
													GRADING AND SEEDING
17-TV	JIM & SHIRLEY ENGEL, LLC	12-13	O.R. 14675-777	510-0190-0091-00	0.976	0.069 (C)	0.030	0.000	0.030	NO			
													GRADING AND SEEDING
18-TV1	JIM & SHIRLEY ENGEL, LLC	12-13	O.R. 14674-2160	510-0190-0092-00	0.94	0.068 (C)	0.006	0.000	0.006	NO			
													GRADING AND SEEDING
18-TV2		12-13					0.009	0.000	0.009	NO			

NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.

NOTE: ALL TEMPORARY PARCELS TO BE OF 12 MONTH DURATION FROM COMMENCEMENT OF CONSTRUCTION.

(c) = CALCULATED AREA

TYPES OF TITLE LEGEND
SH = STANDARD HIGHWAY EASEMENT
T = TEMPORARY EASEMENT

* DENOTES RIGHT OF WAY ENCROACHMENT

REV.	DATE	DESCRIPTION

FIELD REVIEW BY: BMW DATE: 11-13-2024
OWNERSHIP VERIFIED BY: WDG DATE:
FINAL R/W PLAN DATE:

DESIGN AGENCY
CHOICE ONE ENGINEERING
DESIGNER RMF
REVIEWER WDG
PROJECT ID 120861
SUBSET RW.5 TOTAL RW.21

SUMMARY OF ADDITIONAL RIGHT OF WAY

HAM CR 96 3.92-SIDEWALK

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HAM CR 96 3.92-SIDEWALK

COLERAIN TOWNSHIP
SECTION 15
TOWN 2, ENTIRE RANGE 1
HAMILTON COUNTY, OHIO

HORIZONTAL SCALE IN FEET
0 10 20 40

RIGHT OF WAY TOPO SHEET
STA. 105+00 to STA. 110+00

4684 SPRINGDALE RD.
1 STORY FRAME
RESIDENTIAL

11
JIM & SHIRLEY ENGEL, LLC
O.R. 14674-2160
510-0190-0037-00
510-0190-0038-00
510-0190-0067-00
510-0190-0083-00

15
JAMES J. ENGEL, TRUSTEE AND
SHIRLEY J. ENGEL, TRUSTEE
OF THE JAMES J. ENGEL AND SHIRLEY
J. ENGEL TRUST AGREEMENT DATED
MAY 18, 2022
O.R. 14844-1297

510-0190-0206-00
510-0190-0045-00

16
JIM & SHIRLEY ENGEL, LLC
O.R. 14674-2247
510-0190-0087-00

MATCH LINE STA. 105+00

℄ R/W SPRINGDALE RD.
N44°44'50"E, 548.68'

℄ R/W SPRINGDALE RD.
N25°03'40"E, 1135.35'

PI STA. 107+71.62, 0.00'LT

MATCH LINE STA. 110+00

29' BARRIER CURB REPLACED IN KIND

ROCK (TBR)* +42.0

Ex. TOE SLOPE

ASPHALT PVMT.

CONC. PVMT.

Ex. S/W

12
NORTHWEST LOCAL
SCHOOL DISTRICT
(F.K.A.) BOARD OF
EDUCATION OF COLERAIN
TOWNSHIP RURAL SCHOOL
O.R. 12260-1215
510-0190-0043-90
SCHOOL

13
THE BOARD OF TRUSTEES,
OF COLERAIN TOWNSHIP
O.R. 12260-1210
510-0190-0305-00

14
COLERAIN TOWNSHIP
BOARD OF TRUSTEES
O.R. 7912-2967
510-0192-0025-00

* DENOTES RIGHT OF WAY ENCROACHMENT

ALL STATIONING AND OFFSETS ARE FROM CENTERLINE OF RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

REV.	DATE	DESCRIPTION

FINAL R/W PLAN DATE:

DESIGN AGENCY
CHOICE ONE ENGINEERING

DESIGNER: RMF
REVIEWER: WDG
PROJECT ID: 120861
SUBSET: RW.10 | TOTAL: RW.21

HAM CR 96 3.92-SIDEWALK

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HAM CR 96 3.92-SIDEWALK

COLERAIN TOWNSHIP
SECTION 15
TOWN 2, ENTIRE RANGE 1
HAMILTON COUNTY, OHIO

HORIZONTAL SCALE IN FEET
0 10 20 40

RIGHT OF WAY BOUNDRY SHEET
STA. 105+00 to STA. 110+00

HAM CR 96 3.92-SIDEWALK

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11
JIM & SHIRLEY ENGEL, LLC
O.R. 14674-2160
510-0190-0037-00
510-0190-0038-00
510-0190-0067-00
510-0190-0083-00

15
JAMES J. ENGEL, TRUSTEE AND
SHIRLEY J. ENGEL, TRUSTEE
OF THE JAMES J. ENGEL AND SHIRLEY
J. ENGEL TRUST AGREEMENT DATED
MAY 18, 2022
O.R. 14844-1297

16
JIM & SHIRLEY ENGEL, LLC
O.R. 14674-2247
510-0190-0087-00

510-0190-0226-00
510-0190-0045-00

MATCH LINE STA. 105+00

MATCH LINE STA. 110+00

N44°44'50"E TMP 326.00' 106+10.00 42.00' LT 11-TV 106+30.00 45.00' LT TMP N44°44'50"E 99.89' TMP

N36°12'59"E 20.22'

S44°44'50"W 456.99'

Ex R/W

N38°49'53"E 27.43'
108+17.46 81.65' LT TMP
56.45'
N10°23'02"W
108+44.10 75.12' LT
15-TV N74°52'41"E 43.35'
S81°37'05"E
108+72.07 42.00' LT
N25°03'40"E TMP 137.93'
16-TV
Ex R/W S25°03'40"W 198.94' Ex R/
12.53'
108+75.66 30.00' LT

107+29.89 45.00' LT
N42°28'00"E 25.13'
107+55.00 46.00' LT

S81°45'20"E 18.66'
107+40.99 30.00' LT
P.O.B. 11-TV
P.O.B. 15-TV

N35°37'55"E 30.14'
15-SH
E I.P.S. L10 L11
F I.P.S. Ex R/W L12
107+76.83 30.00' LT
P.O.B. 15-SH

S25°03'40"W 84.66' Ex R/W

108+84.65 0.00' LT
109
℄ R/W SPRINGDALE RD.
N25°03'40"E, 435.91'
109+74.21 30.00' RT
14-SH
P.O.B. 14-SH
I.P.S. Ex R/W
N25°03'40"E 166.01'
I.P.S.
S39°59'33"W 15.52'
109+89.21 34.00' RT
W.M.S. 109+20.25
14-SH

106 107 106+99.81 0.00' RT 3 N81°45'20"W 37.32'
℄ R/W SPRINGDALE RD.
N44°44'50"E, 548.68'
M.N.S. M.N.F.
4 107+63.19 0.00' LT
PI STA. 107+71.62, 0.00'LT 5
108
6 108+72.71 0.00' LT
S80°51'14"E 31.20'
N25°03'40"E Ex R/W 92.95'
108+81.27 30.00' RT

S81°00'42"E 36.97'
N44°44'50"E 39.50'
106+81.91 30.00' RT
107+21.41 30.00' RT
13-SH
N44°44'50"E 55.41'
I.P.S. Ex R/W
107+71.62 30.00' RT
60.32'
T.P.F. L8
I.P.S. L9
S34°16'34"W
107+17.51 40.96' RT
107+16.21 44.62' RT
N45°15'01"W 14.61'
106+81.91 44.61' RT
S44°45'49"W 34.30'
P.O.B. 12-TV2
P.O.B. 13-SH
TMP
12-TV2
S25°39'23"E

12
NORTHWEST LOCAL
SCHOOL DISTRICT
(F.K.A.) BOARD OF
EDUCATION OF COLERAIN
TOWNSHIP RURAL SCHOOL
O.R. 12260-1215
510-0190-0043-90
SCHOOL

13
THE BOARD OF TRUSTEES,
OF COLERAIN TOWNSHIP
O.R. 12260-1210
510-0190-0305-00

14
COLERAIN TOWNSHIP
BOARD OF TRUSTEES
O.R. 7912-2967
510-0192-0025-00

LEAD-IN COURSES X		
COURSE	BEARING	DIST.
1-3	N44°44'50"E	476.87'
1-4	N44°44'50"E	540.25'
1-5	N44°44'50"E	548.68'
5-6	N25°03'40"E	101.09'
5-7	N25°03'40"E	311.89'

LINE CHART		
LINE	BEARING	DISTANCE
L8	N25°39'23"W	11.64'
L9	S25°39'23"E	15.52'
L10	S44°44'50"W	9.01'
L11	S44°44'50"W	16.41'
L12	S25°03'40"W	14.17'

STATION/OFFSET TABLE		
PT	STATION	OFFSET
E	107+50.00	30.00' LT
F	107+91.00	30.00' LT

ALL STATIONING AND OFFSETS ARE FROM CENTERLINE OF RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

REV.	DATE	DESCRIPTION

FINAL R/W PLAN DATE:

DESIGN AGENCY
CHOICE ONE ENGINEERING

DESIGNER RMF
REVIEWER WDG
PROJECT ID 120861
SUBSET RW.11 TOTAL RW.21

ORC® REAL ESTATE SOLUTIONS FOR INFRASTRUCTURE

February 10, 2026

The Board of Trustees, of Colerain Township
4200 Springdale Rd.,
Cincinnati, OH 45251
Attn: Tiphanie Mays, CPRP, Administration Department

Project: **HAM CR 96-3.92**
Project Parcel No.: **13-SH**
Property Address: **4725 Springdale Rd. Cincinnati, OH 45251**

Dear Ms. Mays,

This letter is about the impending road project known as HAM CR 96-3.92 and its impact to your property located at 4725 Springdale Rd. Cincinnati, OH 45251. This project consists of the construction of sidewalks on both sides of Springdale Road from Poole Road to Yellowwood Drive, filling in the gaps where there is currently no sidewalk.

O.R. Colan Associates has been retained as an agent acting on behalf of the Board of County Commissioners of Hamilton County to secure the right of way necessary for this project.

Enclosed you will find the following materials for your review:

1. Title Report for your review. If you see any discrepancies, please inform me as soon as possible.
2. Donation Letter
3. Plan Letter Attachment explains the project and impact to your property
4. Parcel Plans – Right of Way Plans pertaining to the impacted property
5. LPA RE 810 Corp. Resolution
6. LPA RE 806-D Easement to LPA – Instrument to be executed upon agreement

Upon review of this packet, please contact me at 567-825-8851 or kclark@orcolan.com to discuss the project's impact to the property.

Respectfully,

Kyra Clark, Right of Way Agent
On behalf of the Board of County Commissioners of Hamilton County

Enclosures cc: Parcel File

ORC® REAL ESTATE SOLUTIONS FOR INFRASTRUCTURE

LPA
Rev. 01/2010

DONATION LETTER

February 10, 2026

The Board of Trustees, of Colerain Township
4200 Springdale Rd.
Cincinnati, OH 45251

Re: HAM CR 96-3.92
13-SH
120861

Dear The Board of Trustees, of Colerain Township:

Your real property is needed by the The Board of County Commissioners of Hamilton County for a transportation improvement project. As such, you are hereby advised that you have the right to have your property appraised by a competent appraiser and you have the right to accompany the appraiser on the inspection of your property. You have the right to be provided a written offer for the full amount of the fair market value as determined by the agency based upon the appraisal. You have the right to negotiate with the agency and if an acceptable agreement cannot be reached, the right to have the value determined by a court of law. You also have the right to be paid the full amount of the fair market value before being required to surrender possession of your property. Notwithstanding these rights, we understand you are willing to waive all, or any part of your rights noted and willingly agree to donate the property needed for the transportation project. The property is described in the attached Exhibit A which is incorporated herein.

Please be advised that if you desire to use the donation for a tax deduction, you should seek advice from the Internal Revenue Service or a tax expert regarding the current rules for appraisal valuation.

The undersigned hereby acknowledges that he/she has been fully advised by a The Board of County Commissioners of Hamilton County representative of his/her rights reflected above and agrees to: (1) Waive the right to receive just compensation for the property, (2) Release The Board of County Commissioners of Hamilton County from obtaining an appraisal of the acquired property and (3) Execute the necessary conveyance instrument to transfer said property to The Board of County Commissioners of Hamilton County.

Respectfully,

Kyra Clark, Right of Way Agent

O.R. Colan Associates, LLC
www.orcolan.com

8750 Union Centre Blvd
West Chester, OH 45069

O: 513-247-0243
F: 513-247-0385

_____ _____
Property owner signature Date

_____
Print name

_____ _____
Property owner signature Date

_____
Print name

O.R. Colan Associates, LLC
www.orcolan.com

8750 Union Centre Blvd
West Chester, OH 45069

O: 513-247-0243
F: 513-247-0385

EXHIBIT A

LPA RX 871 SH Rev. 06/09

KC

Ver. Date 4/4/2025 PID 119068

PARCEL 13-SH
HAM CR 96 3.92-SIDEWALK
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
BOARD OF COUNTY COMMISSIONERS OF
HAMILTON COUNTY, OHIO

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the Board of County Commissioners of Hamilton County, Ohio, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter.

[Surveyor's description of the premises follows]

Situate in Section 15, Town 2, Entire Range 1, Colerain Township, Hamilton County, Ohio and being part of a 15.729-acre tract of land as conveyed, as of the date this survey was prepared, in Official Record 12260, Page 1210 of the Hamilton County Deed Records and lying on the right side of the centerline of right-of-way of Springdale Road as shown on HAM CR 96 3.92-SIDEWALK Centerline Plat and being more particularly described as follows:

Commencing for reference at a Mag nail set at the intersection of the centerline of Springdale Road and the centerline of Poole Road and being 0.00 feet right of and perpendicular to centerline Station 102+22.94;

thence, North 44°-44'-50" East, 476.87 feet, along the centerline of Springdale Road to a Mag nail found at the northwest corner of a 15.982-acre tract of land as conveyed in Official Record 12260, Page 1215 and being 0.00 feet right of and perpendicular to centerline Station 106+99.81;

thence, South 81°-00'-42" East, 36.97 feet, along the north line of said 15.982-acre tract to an iron pin found on the easterly right-of-way line of Springdale Road and being the **PRINCIPAL PLACE OF BEGINNING** of the parcel herein described with said point being 30.00 feet right of and perpendicular to centerline Station 107+21.41;

EXHIBIT A

LPA RX 871 SH

Rev. 06/09

thence, North 44°-44'-50" East, 55.41 feet, along the east right-of-way line of Springdale Road to an iron pin with cap set and being 30.00 feet right of and perpendicular to centerline Station 107+71.62;

thence, South 34°-16'-34" West, 60.32 feet, along the new standard highway easement line to an iron pin with cap set on the north line of said 15.982-acre tract and being 40.96 feet right of and perpendicular to centerline Station 107+17.51;

thence, North 25°-39'-23" West, 11.64 feet, along the north line of said 15.982-acre tract to the **PRINCIPAL PLACE OF BEGINNING**.

Containing in all 0.007 acres, gross, of which 0.000 acres is PRO (present road occupied), leaving a net take of 0.007 acres, more or less, subject to all legal easements and rights-of-way.

The above described area is part of currently assigned Hamilton County Auditor's Parcel Number 510-0190-0305-00.

Bearings described herein are for project use only and are based on the Ohio State Plane Coordinate System NAD 83, South Zone using CORS 2011 adjustment, GEOID 18, ODOT VRS CORS Network.

All iron pins set are 3/4" x 30" rebar with a 2" diameter aluminum cap stamped "ODOT OR LPA R/W CHOICE ONE ENG PS 8254".

The above description was prepared by Wesley D. Goubeaux, Ohio Professional Surveyor Number 8254 and based on a survey performed by Choice One Engineering as shown on said Centerline Plat and right-of-way plans HAM CR 96 3.92-SIDEWALK, dated May, 2025 as cited herein.

Wesley D. Goubeaux, PS #8254

STATE OF OHIO
WESLEY D. GOUBEAUX 8254
REGISTERED PROFESSIONAL SURVEYOR

4/4/2025
Date

PLAN LETTER ATTACHMENT

HAM CR-96-3.92
13-SH
Date of offer: 2/10/2026

To avoid any misunderstanding as to the work to be done, you are being furnished this plan letter attachment and a print of the right of way plan sheets applicable to your parcel and associated construction plan sheets, if applicable. The following explains the type of acquisition and what to look for on the plans provided. Changes to the plan required by engineering revisions or as agreed to in negotiations will be documented in writing by the Board of County Commissioners of Hamilton County.

The purpose of this project is to construct sidewalks on both sides of Springdale Road from Poole Road to Yellowwood Drive filling in the gaps where there is currently no sidewalk.

The real property needed for the HAM CR-96-3.92 project requires the acquisition of only a part of your property. The agency needs to acquire from you parcels **13-SH**. The acquisition is further explained as follows.

Parcels 13-SH

SH is defined as a Standard Highway Easement. This modifier is used to acquire rights of way for a highway improvement where fee simple title is not required and limitation of access from adjoining land is not desired. You will notice the SH area is colored-in orange on the Summary of Additional Right of Way Sheet 5 of 21 and highlighted in orange on Right of Way Topo and Right of Way Boundary Sheet 10 and 11 of 21.

The SH taking contains 0.007 acres which comes from auditor's parcel number 510-0190-0305-00, as shown on the Summary of Additional Right of Way Sheet. For this taking, all property rights are being acquired. However, the Board of County Commissioners of Hamilton County is reserving you access rights to your property. This area is located on southwestern corner of the property along Springdale Road. 13-SH is irregular in shape and is approximately 55.41 feet in length, approximately 11.64 feet wide and is located between approximately Stations 107+17.51, right and 107+71.62, right. 13-SH is needed for the construction of the sidewalk.

Structures, Improvements and Tenant-Owned Improvements

There are no appraisal documents available at this time.

Drives

A portion of your Driveway will be reconstructed as part of this project.

New Pavement/Grade/Swale

At this time, there are no Construction Plans available.

Drainage

At this time, there are no Construction Plans available.

Fencing

N/A

Items that will have to be moved or destroyed

There are no appraisal documents available at this time.

Field Tiles

The LPA has made every effort to locate field tiles within the limits of the new right of way and to provide outlets for these tiles. However, since field tiles are underground installations, with their location difficult to establish, we do not guarantee that every tile has been located. For this reason, it is requested that you advise us of the location of any tile omitted from the plans. By doing this, you will be assured that provisions will be made on the plans for a re-connection if it is destroyed during construction.

Gas, Oil and/or Water Lines

We would appreciate being advised as to the location and ownership of any gas, water, or oil lines which might appear on the plans.

Sanitary Sewage Outlets

State and County health laws do not permit sanitary sewage to outlet into road side drainage systems.

Cost to Cure Items

These are items located partially or totally within an area being acquired as right of way and for which you are being compensated an amount for their purchase in addition to an amount for a cost to cure. A cost to cure is an amount paid to you to cure a damage to your remaining property resulting from the acquisition of the cost to cure items.

As soon as possible after you receive compensation you will be responsible for removing any cost to cure items from the right of way area(s) unless you desire Board of County Commissioners of Hamilton County to remove them for you as part of the project. **If the Board of County Commissioners of Hamilton County does the removal, Board of County Commissioners of Hamilton County will NOT perform any additional work required to cure damages to your residue property since you will have already been compensated for that work**.

There are no Cost to Cure Items.

Encroachments

There may be encroachments from your property into the Board of County Commissioners of Hamilton County's right of way. Encroachments are privately-owned items that occupy public right of way without permission. Private owners are responsible for removing their encroachment items from the right of way as soon as possible. If left in place, encroachments are subject to removal by LPA with the cost for that work charged to the owner. (Ohio revised Code, Section 5515 and 5589)

There are no known encroachments.

Miscellaneous

Please be advised that after this acquisition is completed, no improvements, including fencing, may be placed in the new permanent right of way without a written permit from the Board of County Commissioners of Hamilton County.

LPA RE 806D
Rev. 12/2025

ED
LPA

EASEMENT

The Board of Trustees, of Colerain Township, the Grantor(s), as a GIFT/DONATION to the Grantee, The Board of County Commissioners of Hamilton County; does quit claim to the Grantee, its successors and assigns, an easement, which is more particularly described in Exhibit A, attached, the following described real estate:

PARCEL(S): 13-SH

HAM CR 96-3.92

SEE EXHIBIT A ATTACHED

Hamilton County Current Tax Parcel No. 510-0190-0305-00
Prior Instrument Reference: OR Bk. 12260 Pg. 1210 and Registered Land Certificate # 234571, Hamilton County Recorder's Office.

The property conveyed is being acquired by Grantee for a public purpose, namely the establishment, construction, reconstruction, widening, repair or maintenance of a public road.

As consideration for the transfer of property without compensation by Grantor, Grantee, by its acceptance and recordation of this instrument, agrees as follows:

(A) All alternatives to a proposed alignment of the highway project shall be studied and considered pursuant to the "National Environmental Policy Act of 1969," 83 Stat. 852, 42 U.S.C.A. 4321 et seq., as amended.

(B) Acceptance of the donation shall not influence the environmental assessment of the highway project, including the decision relative to the need to construct the project or selection of its specific location.

(C) The donated interest shall revert to the grantor or his successors or assigns if the interest is not required for the alignment chosen for the highway project after public hearings, if hearings are required, and adoption of the environmental document.

As consideration for the transfer of property without compensation by Grantor, Grantee, by its acceptance and recordation of this instrument, agrees that if at anytime the property granted, or any part thereof, shall cease to be used for the purposes for which granted, namely as and for, or in connection with, a road that shall be open to the public without charge, then Grantee shall vacate its road over the property granted, or the relevant part thereof, to Grantor or Grantor's then current successor in interest of record at no cost.

IN WITNESS WHEREOF The Board of Trustees, of Colerain Township, has caused its name to be subscribed by _____, its duly authorized _____, and its duly authorized agent on the _____ day of _____ , 2026.

THE BOARD OF TRUSTEES, OF COLERAIN TOWNSHIP

By: _____
_____

STATE OF OHIO, COUNTY OF HAMILTON SS:

BE IT REMEMBERED, that on the _____ day of _____ , 2026, before me the subscriber, a Notary Public in and for said state and county, personally came the above named _____, who acknowledged being the _____ and duly authorized agent of The Board Of Trustees, Of Colerain Township, and who acknowledged the foregoing instrument to be the voluntary act and deed of said entity. No oath or affirmation was administered to _____ with regard to the notarial act.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

_____

NOTARY PUBLIC
My Commission expires: _____

This document was prepared by: The Board of County Commissioners of Hamilton County

EXHIBIT A

LPA RX 871 SH Rev. 06/09

KC

Ver. Date 4/4/2025 PID 119068

PARCEL 13-SH
HAM CR 96 3.92-SIDEWALK
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
BOARD OF COUNTY COMMISSIONERS OF
HAMILTON COUNTY, OHIO

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the Board of County Commissioners of Hamilton County, Ohio, its successors and assigns forever.

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[Surveyor's description of the premises follows]

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thence, North 44°-44'-50" East, 476.87 feet, along the centerline of Springdale Road to a Mag nail found at the northwest corner of a 15.982-acre tract of land as conveyed in Official Record 12260, Page 1215 and being 0.00 feet right of and perpendicular to centerline Station 106+99.81;

thence, South 81°-00'-42" East, 36.97 feet, along the north line of said 15.982-acre tract to an iron pin found on the easterly right-of-way line of Springdale Road and being the **PRINCIPAL PLACE OF BEGINNING** of the parcel herein described with said point being 30.00 feet right of and perpendicular to centerline Station 107+21.41;

thence, North 44°-44'-50" East, 55.41 feet, along the east right-of-way line of Springdale Road to an iron pin with cap set and being 30.00 feet right of and perpendicular to centerline Station 107+71.62;

thence, South 34°-16'-34" West, 60.32 feet, along the new standard highway easement line to an iron pin with cap set on the north line of said 15.982-acre tract and being 40.96 feet right of and perpendicular to centerline Station 107+17.51;

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Wesley D. Goubeaux, PS #8254

4/4/2025
Date

RESOLUTION OF
THE BOARD OF TRUSTEES, OF COLERAIN TOWNSHIP

WHEREAS, the Board of County Commissioners of Hamilton County desires to acquire a certain parcel or parcels of land for highway purposes on and over certain lands, owned by this Corporation, and more particularly described as follows:

PARCEL(S): 13-SH
120861

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

WHEREAS, the Board of County Commissioners of Hamilton County has offered the sum of GIFT/DONATION for the purchase of said certain parcel or parcels of land.

NOW THEREFORE BE IT RESOLVED by the Board of Directors of The Board Of Trustees, Of Colerain Township, that _____ shall be, and hereby is, the duly authorized, empowered and acting agent of The Board Of Trustees, Of Colerain Township, for the purpose of executing and delivering to Board of County Commissioners of Hamilton County all necessary instruments to effect a good and sufficient conveyance of said certain parcel or parcels of land from The Board Of Trustees, Of Colerain Township, to Board of County Commissioners of Hamilton County, for the hereinabove mentioned consideration.

_____
_____

I, _____, Secretary of The Board Of Trustees, Of Colerain Township, hereby certify that on _____ , there was held a meeting of the Board of Directors of said corporation, at which a quorum was present; that this is a true and correct copy of a resolution adopted at said meeting, and that this resolution is in full force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto subscribed my signature on _____.

_____

_____

EXHIBIT A

LPA RX 871 SH Rev. 06/09

KC

Ver. Date 4/4/2025 PID 119068

PARCEL 13-SH
HAM CR 96 3.92-SIDEWALK
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
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IN THE NAME AND FOR THE USE OF THE
BOARD OF COUNTY COMMISSIONERS OF
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EXHIBIT A

LPA RX 871 SH

Rev. 06/09

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Wesley D. Goubeaux, PS #8254

STATE OF OHIO
WESLEY D. GOUBEAUX 8254
REGISTERED PROFESSIONAL SURVEYOR

4/4/2025
Date

RE 46

Rev. June 2019

TITLE REPORT

C/R/S HAM CR96-3.92
PARCEL 13-SH
PID 120861

☒ 42 YEAR REPORT ☐ ABBREVIATED REPORT ☐ UPDATE

INSTRUCTION:

(1) R.C. 163.01 (E) defines "owner" as "any individual, partnership, association, or corporation having any estate, title, or interest in any real property sought to be appropriated." ODOT expands this definition to include, but is not limited to, all fee owners, life tenants, remaindermen, mortgagees, tenants and subtenants (whether or not a lease is recorded), occupants, possessors, lienholders, easement owners, judgment creditors, etc.

(2) ODOT procedures require that pertinent attachments be part of the Title Report/Title Chain in compliance with Section 5102.04 (E) of its Real Estate Procedures Manual.

(1) **FEE OR OTHER PRIMARY OWNERS**

Name	Marital Status (Spouse's Name)	Interest
The Board of Trustees, of Colerain Township	N/A	Fee

Mailing Address: 4200 Springdale Rd.
Cincinnati, OH 45251

Phone Number: Unknown

Property Address: 4725 Springdale Rd.
Cincinnati, OH 45251

(2) **BRIEF DESCRIPTION OF SUBJECT PREMISES** (From deed to present owner or other instruments containing a valid description. Give deeds of record, include the size of each parcel)

Situate in Section 15, Town 2, Entire Range 1, Colerain Township, Hamilton County, Ohio and being part of Certificate #16938 and part of Certificate #762 of the Hamilton County, Ohio Registered Land Records. Containing 15.7289. Further identified as Auditor Tax Parcel No. 510-0190-0305-00.

15.729 acres per Hamilton County Auditor

Title Acquired By: OR Bk. 12260 Pg. 1210 and Registered Land Certificate # 234571

(3-A) **MORTGAGES, LIENS AND ENCUMBRANCES**

Name & Address & Phone Number	Date Filed	Amount & Type of Lien
None Found		

(3-B) **LEASES**

Name & Address	Commercial/Residential	Term
None Found		

(3-C) **EASEMENTS**

Name & Address	Type
The Board of Education of the Colerain Township Rural School District to The Cincinnati and Suburban Bell Telephone Company Address: Unknown Filed as Bk. 2821 Pg. 614 on 5/29/1957 Not in Take Area ***Included on list of Memorials on RL Certificate #234571 but is located on an adjoining property***	Utility Easement

Northwest Local Board of Education to The Cincinnati Gas & Electric Company Address: Unknown Filed as Bk. 3675 Pg. 623 on 11/12/1969 Take Area Unknown	Utility Easement
Northwest Local Board of Education to The Cincinnati Gas & Electric Company Address: Unknown Filed as Bk. 3733 Pg. 479 on 12/17/1970 Take Area Unknown	Utility Easement Ingress/Egress Easement
Northwest Local Board of Education to The Cincinnati Gas & Electric Company Address: Unknown Filed as Bk. 4227 Pg. 881 on 1/10/1983 Take Area Unknown	Utility Easement Ingress/Egress Easement
Board of Education of Colerain Township to Board of County Commissioners Address: Unknown Filed as Bk. 5381 Pg. 1512 on 10/1/1990 Take Area Unknown	Sewer Easement
Board of Trustees, of Colerain Township to Colerain Park Property Cert. 16938 Filed as Bk. 9769 Pg. 346 on 11/1/2004 **Plat Book 86 Page 27 could not be located** Take Area Unknown	Take Type Unknown

(4) **DEFECTS IN TITLE-IRREGULARITIES-COMMENTS** (Record or Off Record)

Copy of Tax Map included with this report.
Copy of Plat Book 93 Page 85 included with this report.
This parcel is a Registered Lands Parcel.

(5) **TAXES AND SPECIAL ASSESSMENTS** (List by auditor's tax parcel number, description, amount, etc.)

County: Hamilton Township: Colerain-Northwest School District: Northwest LSD

AUD. PAR. NO(S)	Land	Building	Total	Taxes
510-0190-0305-00	$1,895,660.00	$363,830.00	$2,259,490.00	$385.06 1st Half $385.04 2nd Half

No Homestead Reduction
Special Assessments: Public Works Service Fee, $178.29 1st Half and $178.28 2nd Half
Storm Water, $206.77 1st Half and $206.76 2nd Half
1st Half: Paid
2nd Half: Paid
100% Values Shown

(6) **CAUV (Current Agricultural Use Value)**

Is the property under the CAUV Program: Yes: ☐ No: ☒
Comments:
N/A

This Title Report covers the time period from 3/14/2013 to 9/26/2025. The undersigned hereby verifies that this Title Report is an abstract of the real estate records for that period of time, which reflects all currently relevant instruments and proceedings of record and those of record matters personally known by the undersigned pertaining to Parcel(s) 13-SH and presently standing in the name of The Board of Trustees, of Colerain Township as the same are entered upon the several public records of Hamilton County.

Date & Time 9/26/2025 @ 7:59 AM (am/pm)

Signed Nyza Clark

Print Name Kyra Clark, Agent

UPDATE TITLE BLOCK

This Title Report covers the time period from _____ to _____. The undersigned hereby verifies that this Title Report is an abstract of the real estate records for that period of time, which reflects all currently relevant instruments and proceedings of record and those of record matters personally know by the undersigned pertaining to Parcel(s) 13-SH and presently standing in the name of The Board of Trustees, of Colerain Township as the same are entered upon the several public records of Hamilton County.

Date & Time _____ (am/pm)

Signed _____

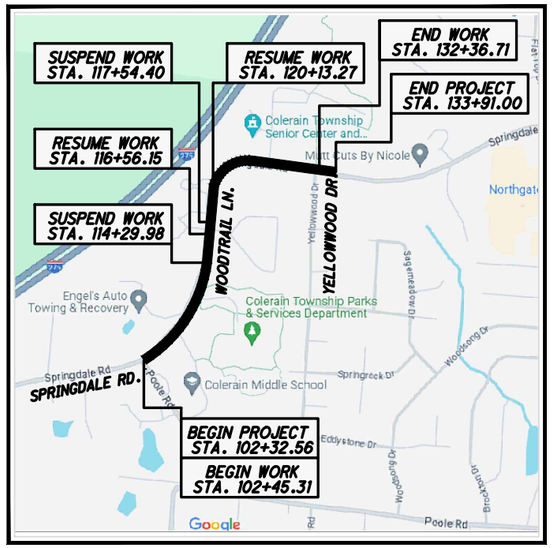
Print Name _____

Comments from the agent who prepared the Title Update

RIGHT OF WAY LEGEND SHEET

HAM CR 96 3.92-SIDEWALK

COLERAIN TOWNSHIP
SECTION 15
TOWN 2, ENTIRE RANGE 1
HAMILTON COUNTY, OHIO



LOCATION MAP

LATITUDE: 40° 50′ 23″ N LONGITUDE: 84° 20′ 23″ W

NOT TO SCALE

PORTION TO BE IMPROVED

INTERSTATE HIGHWAY

FEDERAL ROUTES

STATE ROUTES

COUNTY & TOWNSHIP ROADS

OTHER ROADS

UNDERGROUND UTILITIES
Contact Two Working Days Before You Dig
OHIO811.org Before You Dig
OHIO811, 8-1-1, or 1-800-362-2764 (Non-members must be called directly)

PROJECT DESCRIPTION

THE PROJECT INVOLVES THE CONSTRUCTION OF SIDEWALKS ON BOTH SIDES OF SPRINGDALE ROAD FROM POOLE ROAD TO YELLOWWOOD DRIVE FILLING IN THE GAPS WHERE THERE IS CURRENTLY NO SIDEWALK.

PLANS PREPARED BY:

FIRM NAME: CHOICE ONE ENGINEERING
R/W DESIGNER: RYAN M. FRANCIS
R/W REVIEWER: WESLEY D. GOUBEAUX
FIELD REVIEWER: ISAIAH J. WINHOVEN
PRELIMINARY FIELD REVIEW DATE: 11-13-2024
TRACINGS FIELD REVIEW DATE:
OWNERSHIP UPDATED BY: W.D.G.
DATE COMPLETED:
FINAL R/W PLAN DATE:

INDEX OF SHEETS:

LEGEND SHEET	RW.1
CENTERLINE PLAT	RW.2-3
PROPERTY MAP	RW.4
SUMMARY OF ADDITIONAL R/W	RW.5-7
DETAIL SHEETS	RW.8-21

UTILITY OWNERSHIP

TYPE	NAME AND ADDRESS	TYPE	NAME AND ADDRESS
STREETS, STORM SEWER AND TRAFFIC SIGNALS	HAMILTON CO. ENGINEER 223 W GALBRAITH RD. CINCINNATI, OH 45215 ATTN: ERIC BECK 513-557-7188 (STORM & STREETS) ATTN: TOM SPILLE 513-946-8412 (TRAFFIC SIGNALS)	SANITARY SEWER	MSD 1600 GEST ST. CINCINNATI, OH 45204 ATTN: ROB FRANKLIN 513-557-7188
		COMMUNICATION	MCI 757 COMMERCE CT. LEWIS CENTER, OH 45035 ATTN: BOB DILLOW 614-816-0361
WATER	GREATER CINCINNATI WATER WORKS 4747 SPRING GROVE AVE. CINCINNATI, OH 45232 ATTN: EARL BRATFISH 513-591-6533	COMMUNICATION	CHARTER 10920 KENWOOD RD. CINCINNATI, OH 45242 ATTN: JOE ANGEL 513-878-6507
GAS	DUKE ENERGY 139 E. FOURTH ST. P.O. BOX 960, RM 460 CINCINNATI, OH 45204 ATTN: RICHARD HACKER 513-287-4653	COMMUNICATION	ALTAFIBER 221 E. FOURTH ST. BLDG. 121-900 CINCINNATI, OH 45202 ATTN: JOHN STRAUSS 513-556-5120
PIPELINE	BP PIPELINES (NORTH AMERICA), INC. 30 S. WACKER DR. SUITE 900 CHICAGO, IL 60606 ATTN: GAIL LAMPERT 312-594-0461	GAS - TRANSMISSION	DUKE ENERGY 139 E. FOURTH ST. CINCINNATI, OH 45202 ATTN: TIM MEYER 513-287-1266

STRUCTURE KEY

COMMERCIAL
RESIDENTIAL
RESIDENTIAL OUT BUILDING

TYPES OF TITLE LEGEND

SH = STANDARD HIGHWAY EASEMENT
T = TEMPORARY EASEMENT

CONVENTIONAL SYMBOLS

COUNTY LINE
TOWNSHIP LINE
SECTION LINE
CORPORATION LINE
FENCE LINE (EXISTING) —X—X— (PROPOSED) —X—X—
CENTER LINE
EX. LIMITED ACCESS (FEE) — Ex LA-R/W —
EX. RIGHT OF WAY (FEE) — Ex R/W —
EX. RAILROAD R/W — Ex RR —
EX. STANDARD HWY ESMT. — Ex SH —
EX. UTILITY ESMT. — Ex U —
PROPERTY LINE — R — OWNERSHIP HOOK —X—Z—X—
RAILROAD
GUARDRAIL (EXISTING) —o—o—o— (PROPOSED) —●—●—●—

PROP. STANDARD HIGHWAY ESMT. — SH —
PROP. TEMPORARY EASEMENT — TMP —
PROP. RIGHT OF WAY (FEE) — R/W —
PROP. UTILITY ESMT — U —

CONSTRUCTION LIMITS
EDGE OF PAVEMENT (EX)
EDGE OF PAVEMENT (PR)
EDGE OF SHOULDER (EX)
EDGE OF SHOULDER (PR)
DITCH / CREEK (EX)
DITCH / CREEK (PR)

TREE TREE (REMOVE) SHRUB SHRUB (REMOVE)
EVERGREEN EVERGREEN (REMOVE)
STUMP STUMP (REMOVE)
UTILITY POLES: TELEPHONE POWER LIGHT
CATCH BASIN STORM MH SANITARY MH
WATER VALVE WATER METER FIRE HYDRANT
POST FOUND MAILBOX MB

NOTE:
THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE OBTAINED FROM THE OWNERS OF THE UTILITIES AS REQUIRED BY SECTION 153.64 O.R.C.

UTILITIES ARE SHOWN AS FOUND ON THESE PLANS IN RESPONSE TO OUPS TICKET B418000555-00B DATE 06-28-2024.

I, WESLEY D. GOUBEAUX, P.S. 8254, HAVE CONDUCTED A SURVEY OF THE EXISTING CONDITIONS FOR COLERAIN TOWNSHIP, HAMILTON COUNTY, OHIO IN AUGUST, 2024. THE RESULTS OF THAT SURVEY ARE CONTAINED HEREIN.

SEE THE SURVEY PARAMETERS NOTE AFFIXED TO THESE PLANS FOR THE HORIZONTAL AND VERTICAL SURVEY PARAMETERS USED FOR THIS PROJECT.

AS A PART OF THIS PROJECT, I HAVE ESTABLISHED THE LOCATIONS OF THE EXISTING BOUNDARY LINES, EXISTING CENTERLINE OF RIGHT-OF-WAY, AND THE EXISTING RIGHT-OF-WAY LIMITS FOR PROPERTY TAKES CONTAINED HEREIN. I HAVE CALCULATED THE PROPOSED PROPERTY LINES, GROSS TAKE, PRESENT ROADWAY OCCUPIED (PRO), NET TAKE AND NET RESIDUES, AS WELL AS PREPARED THE LEGAL DESCRIPTIONS NECESSARY TO ACQUIRE THESE PARCELS AS SHOWN HEREIN.

AS A PART OF THIS WORK, RIGHT-OF-WAY MONUMENTS WILL BE SET AT THE LOCATIONS SHOWN HEREIN PER THE MEMORANDUM OF UNDERSTANDING BETWEEN THE BOARD OF REGISTRATION FOR ENGINEERS AND SURVEYORS AND THE OHIO DEPARTMENT OF TRANSPORTATION DATED 9-22-2010.

ALL OF MY WORK CONTAINED HEREIN WAS CONDUCTED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE 4733-37 COMMONLY KNOWN AS MINIMUM STANDARDS FOR BOUNDARY SURVEY IN THE STATE OF OHIO UNLESS SO NOTED. THE WORDS I AND MY AS USED HEREIN ARE TO MEAN EITHER MYSELF OR SOMEONE WORKING UNDER MY DIRECT SUPERVISION.

SURVEYORS SEAL

DESIGN AGENCY
CHOICE ONE ENGINEERING
DESIGNER RMF
REVIEWER WDG
PROJECT ID 120861
SUBSET RW.1 | TOTAL RW.21

RIGHT OF WAY LEGEND SHEET

HAM CR 96 3.92-SIDEWALK

Z:\project\Hamilton\ColerainTownship\HAM-COL-2301SpringdaleRoadSidewalkPhase2\120861_RL.dwg 04-Apr-25 6:33 AM

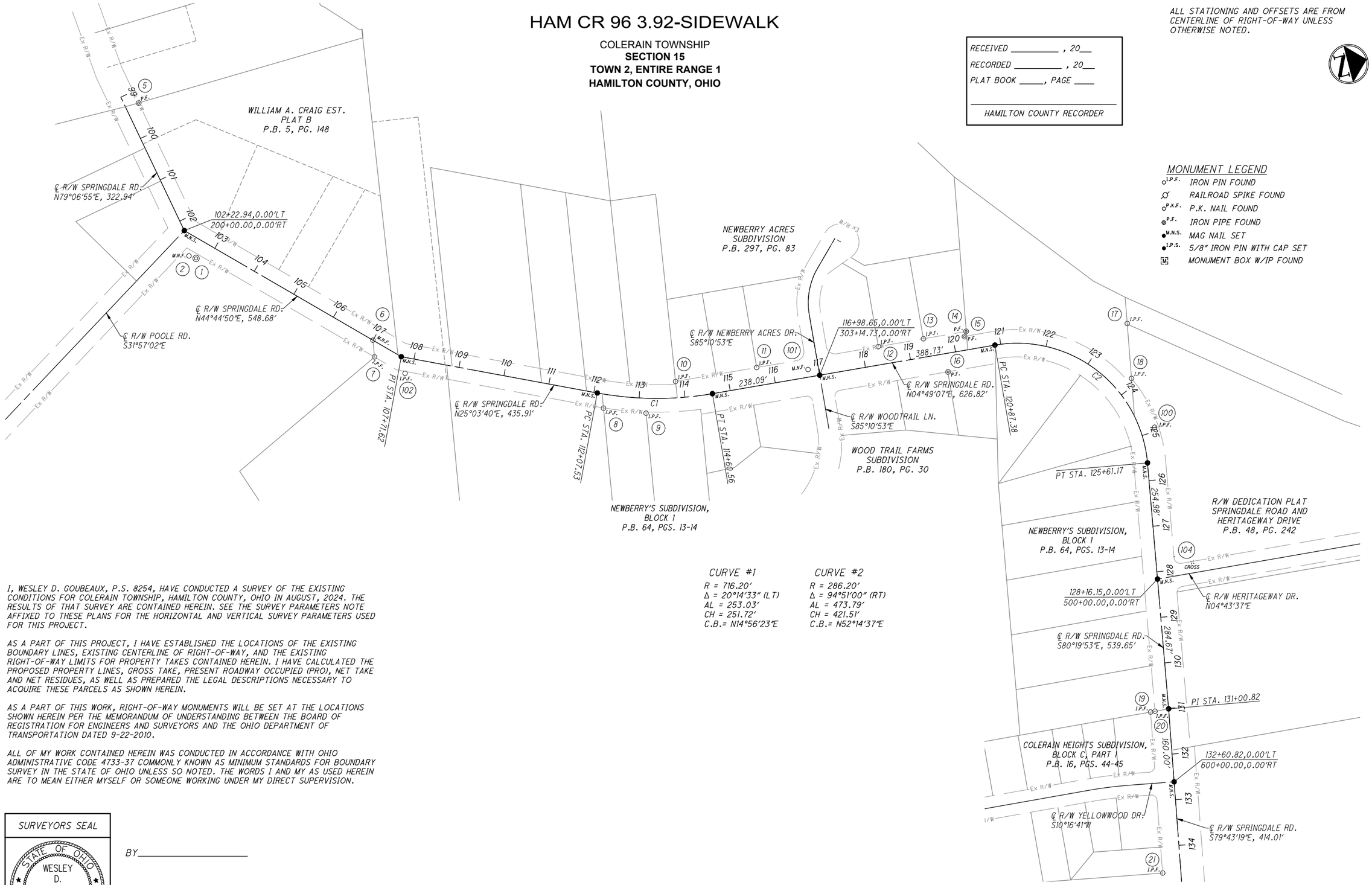
HAM CR 96 3.92-SIDEWALK

COLERAIN TOWNSHIP
SECTION 15
TOWN 2, ENTIRE RANGE 1
HAMILTON COUNTY, OHIO

ALL STATIONING AND OFFSETS ARE FROM CENTERLINE OF RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

RECEIVED _____ , 20__
RECORDED _____ , 20__
PLAT BOOK _____, PAGE ____
_____
HAMILTON COUNTY RECORDER

HORIZONTAL SCALE IN FEET
0 50 100 200



MONUMENT LEGEND

- I.P.F. IRON PIN FOUND
- RAILROAD SPIKE FOUND
- P.K.F. P.K. NAIL FOUND
- P.F. IRON PIPE FOUND
- M.N.S. MAG NAIL SET
- I.P.S. 5/8" IRON PIN WITH CAP SET
- [M] MONUMENT BOX W/IP FOUND

CURVE #1	CURVE #2
R = 716.20'	R = 286.20'
Δ = 20°14'33" (LT)	Δ = 94°51'00" (RT)
AL = 253.03'	AL = 473.79'
CH = 251.72'	CH = 421.51'
C.B.= N14°56'23"E	C.B.= N52°14'37"E

I, WESLEY D. GOUBEAUX, P.S. 8254, HAVE CONDUCTED A SURVEY OF THE EXISTING CONDITIONS FOR COLERAIN TOWNSHIP, HAMILTON COUNTY, OHIO IN AUGUST, 2024. THE RESULTS OF THAT SURVEY ARE CONTAINED HEREIN. SEE THE SURVEY PARAMETERS NOTE AFFIXED TO THESE PLANS FOR THE HORIZONTAL AND VERTICAL SURVEY PARAMETERS USED FOR THIS PROJECT.

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SURVEYORS SEAL

STATE OF OHIO
WESLEY D. GOUBEAUX
8254
REGISTERED
PROFESSIONAL SURVEYOR

BY_____

CENTERLINE PLAT 1 OF 2
HAM CR 96 3.92-SIDEWALK

DESIGN AGENCY
CHOICE ONE ENGINEERING

DESIGNER	RMF
REVIEWER	WDG
PROJECT ID	120861
SUBSET	RW.2
TOTAL	RW.21

HAM CR 96 3.92-SIDEWALK

Z:\project\Hamilton\ColerainTownship\HAM-COL-2301SpringdaleRoadSidewalkPhase2\120861_RC.dwg 04-Apr-25 6:33 AM

HAM CR 96 3.92-SIDEWALK

COLERAIN TOWNSHIP
SECTION 15
TOWN 2, ENTIRE RANGE 1
HAMILTON COUNTY, OHIO

ALL STATIONING AND OFFSETS ARE FROM CENTERLINE OF RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

RECEIVED _____ , 20___
RECORDED _____ , 20___
PLAT BOOK _____, PAGE ____

_____
HAMILTON COUNTY RECORDER

HORIZONTAL SCALE IN FEET
0 50 100 200

TABLE OF EXISTING MONUMENTATION

NO.	ROADWAY	STATION	OFFSET	DESCRIPTION	GROUND NORTHING	GROUND EASTING	GRID NORTHING	GRID EASTING	MONUMENT EXPECTED TO BE DISTURBED
1	SPRINGDALE ROAD	102+75.71	39.81' RT	CONC. MON. FOUND	458575.804	1369521.300	458575.994	1369521.387	1
2	SPRINGDALE ROAD	102+59.39	42.78' RT	MAG NAIL FOUND	458562.115	1369511.920	458562.307	1369512.008	1
5	SPRINGDALE ROAD	99+28.20	29.62' LT	3/4" IRON PIPE FOUND	458539.782	1369160.840	458539.976	1369160.962	
6	SPRINGDALE ROAD	106+99.81	0.00' LT	MAG NAIL FOUND	458905.028	1369791.580	458905.186	1369791.640	
7	SPRINGDALE ROAD	107+21.22	29.94' RT	IRON PIN FOUND	458899.162	1369827.919	458899.321	1369827.976	1
8	SPRINGDALE ROAD	112+26.21	30.35' RT	IRON PIN FOUND W/ABERCROMBIE CAP	459355.789	1370062.285	459355.903	1370062.319	1
9	SPRINGDALE ROAD	113+15.86	32.60' RT	IRON PIN FOUND	459442.926	1370096.355	459443.031	1370096.385	1
10	SPRINGDALE ROAD	113+81.50	35.86' LT	IRON PIN FOUND W/TGA CAP	459522.786	1370045.519	459522.883	1370045.555	
11	SPRINGDALE ROAD	115+65.63	40.03' LT	IRON PIN FOUND	459702.172	1370060.609	459702.252	1370060.643	
12	SPRINGDALE ROAD	118+35.56	39.94' LT	IRON PIN FOUND	459971.137	1370083.374	459971.190	1370083.406	
13	SPRINGDALE ROAD	119+35.60	40.00' LT	IRON PIN FOUND W/CAP	460070.835	1370091.719	460070.878	1370091.750	
14	SPRINGDALE ROAD	120+30.35	40.18' LT	1" IRON PIPE FOUND	460165.267	1370099.496	460165.301	1370099.526	
15	SPRINGDALE ROAD	120+25.16	29.60' LT	1" IRON PIPE FOUND	460159.200	1370109.607	460159.235	1370109.636	1
16	SPRINGDALE ROAD	119+76.32	40.47' RT	3/4" IRON PIN FOUND	460104.653	1370175.330	460104.693	1370175.353	
17	SPRINGDALE ROAD	123+16.92	121.60' LT	IRON PIN FOUND W/ABERCROMBIE CAP	460510.566	1370171.616	460510.566	1370171.639	
18	SPRINGDALE ROAD	123+86.38	39.95' LT	IRON PIN FOUND	460489.490	1370290.012	460489.492	1370290.023	
19	SPRINGDALE ROAD	131+04.91	39.93' RT	IRON PIN FOUND	460346.156	1371006.469	460346.172	1371006.410	
20	SPRINGDALE ROAD	131+03.85	29.97' RT	1/2" IRON PIN FOUND	460356.149	1371007.199	460356.164	1371007.140	1
21	SPRINGDALE ROAD	134+57.79	39.93' RT	IRON PIN FOUND	460283.197	1371353.687	460283.219	1371353.594	
22	SPRINGDALE ROAD	135+20.03	40.00' RT	IRON PIN FOUND	460272.022	1371414.912	460272.046	1371414.813	
100	SPRINGDALE ROAD	124+91.83	31.37' LT	TRAV IRON PIN	460511.386	1370406.184	460511.386	1370406.184	
101	SPRINGDALE ROAD	116+75.48	16.68' LT	TRAV MAG NAIL	459809.675	1370093.102	459809.744	1370093.132	
102	SPRINGDALE ROAD	107+86.34	34.26' RT	TRAV IRON PIN	458954.854	1369879.407	458955.007	1369879.459	
104	SPRINGDALE ROAD	127+86.32	79.05' LT	TRAV CUT CROSS	460516.921	1370712.806	460516.920	1370712.776	
							TOTAL		7

PROPOSED CENTERLINE AND R/W MONUMENT TABLE

ROADWAY	STATION	OFFSET	DESCRIPTION	GROUND NORTHING	GROUND EASTING
SPRINGDALE ROAD	102+22.94	0.00' LT	MAG NAIL SET	458566.349	1369455.876
SPRINGDALE ROAD	102+82.00	30.00' RT	3/4" IRON PIN WITH 2" ALUMINUM CAP	458587.175	1369518.760
SPRINGDALE ROAD	102+82.00	42.12' RT	3/4" IRON PIN WITH 2" ALUMINUM CAP	458578.643	1369527.367
SPRINGDALE ROAD	102+75.49	42.12' RT	3/4" IRON PIN WITH 2" ALUMINUM CAP	458574.017	1369522.782
SPRINGDALE ROAD	102+53.10	59.83' RT	3/4" IRON PIN WITH 2" ALUMINUM CAP	458545.654	1369519.601
SPRINGDALE ROAD	102+51.66	65.91' RT	3/4" IRON PIN WITH 2" ALUMINUM CAP	458540.348	1369522.910
SPRINGDALE ROAD	102+38.90	62.89' RT	3/4" IRON PIN WITH 2" ALUMINUM CAP	458533.405	1369511.778
SPRINGDALE ROAD	107+17.51	40.96' RT	3/4" IRON PIN WITH 2" ALUMINUM CAP	458888.767	1369833.137
SPRINGDALE ROAD	107+71.62	30.45' RT	3/4" IRON PIN WITH 2" ALUMINUM CAP	458938.609	1369867.107
SPRINGDALE ROAD	107+71.62	0.00' LT	MAG NAIL SET	458956.032	1369842.136
SPRINGDALE ROAD	107+50.00	30.00' LT	3/4" IRON PIN WITH 2" ALUMINUM CAP	458961.796	1369805.609
SPRINGDALE ROAD	107+91.00	30.00' LT	3/4" IRON PIN WITH 2" ALUMINUM CAP	458986.295	1369823.169
SPRINGDALE ROAD	109+74.21	30.00' RT	3/4" IRON PIN WITH 2" ALUMINUM CAP	459126.845	1369955.127
SPRINGDALE ROAD	109+89.21	34.00' RT	3/4" IRON PIN WITH 2" ALUMINUM CAP	459138.739	1369965.104
SPRINGDALE ROAD	111+25.22	34.00' RT	3/4" IRON PIN WITH 2" ALUMINUM CAP	459261.945	1370022.716
SPRINGDALE ROAD	111+40.22	30.00' RT	3/4" IRON PIN WITH 2" ALUMINUM CAP	459277.227	1370025.447
SPRINGDALE ROAD	112+07.53	0.00' LT	MAG NAIL SET	459350.901	1370026.779
SPRINGDALE ROAD	113+99.06	30.00' RT	3/4" IRON PIN WITH 2" ALUMINUM CAP	459528.055	1370113.453
SPRINGDALE ROAD	114+28.03	40.78' RT	3/4" IRON PIN WITH 2" ALUMINUM CAP	459556.504	1370128.645
SPRINGDALE ROAD	114+30.45	40.67' RT	3/4" IRON PIN WITH 2" ALUMINUM CAP	459559.058	1370128.860
SPRINGDALE ROAD	114+60.56	0.00' LT	MAG NAIL SET	459594.110	1370091.673
SPRINGDALE ROAD	116+98.65	0.00' RT	MAG NAIL SET	459831.358	1370111.673
SPRINGDALE ROAD	120+87.38	0.00' LT	MAG NAIL SET	460218.718	1370144.328
SPRINGDALE ROAD	125+61.17	0.00' LT	MAG NAIL SET	460476.812	1370477.583
SPRINGDALE ROAD	128+16.15	0.00' LT	MAG NAIL SET	460433.988	1370728.941
SPRINGDALE ROAD	127+69.76	40.00' LT	3/4" IRON PIN WITH 2" ALUMINUM CAP	460481.213	1370689.926
SPRINGDALE ROAD	127+69.76	41.00' LT	3/4" IRON PIN WITH 2" ALUMINUM CAP	460482.199	1370690.094
SPRINGDALE ROAD	127+77.73	49.69' LT	3/4" IRON PIN WITH 2" ALUMINUM CAP	460489.424	1370699.409
SPRINGDALE ROAD	127+76.68	61.77' LT	3/4" IRON PIN WITH 2" ALUMINUM CAP	460501.509	1370700.408
SPRINGDALE ROAD	127+85.65	62.54' LT	3/4" IRON PIN WITH 2" ALUMINUM CAP	460500.767	1370709.378
SPRINGDALE ROAD	131+00.82	0.00' LT	MAG NAIL SET	460386.177	1371009.572
SPRINGDALE ROAD	132+60.82	0.00' LT	MAG NAIL SET	460357.629	1371167.005

SURVEYING PARAMETERS

THE FOLLOWING VERTICAL POSITIONING, AND HORIZONTAL POSITIONING PARAMETERS WERE USED FOR ALL SURVEYING ON THIS PROJECT:

POSITIONING METHOD: ODOT VRS
MONUMENT TYPE: TRAVERSE IRON PIN

VERTICAL POSITIONING
ORTHOMETRIC HEIGHT DATUM: NAVD88
GEOID: GEOID 18

HORIZONTAL POSITIONING
REFERENCE FRAME: NAD83 (CORS 2011 ADJUSTMENT)
ELLIPSOID: GRS 80
MAP PROJECTION: LAMBERT CONFORMAL CONIC
COORDINATE SYSTEM: SOUTH ZONE
COMBINED SCALE FACTOR: 1.00009835555907
ORIGIN OF COORDINATE SYSTEM:
TRAVERSE IRON PIN #100
N=460511.386
E=1370406.184
ELEV=888.89

USE THE POSITIONING METHODS AND MONUMENT TYPE USED IN THE ORIGINAL SURVEY TO RESTORE ALL MONUMENTS RELATED TO PRIMARY PROJECT CONTROL THAT ARE DAMAGED OR DESTROYED BY CONSTRUCTION ACTIVITIES. RESTORE THE DAMAGED OR DESTROYED MONUMENTS IN ACCORDANCE WITH CMS 623.

UNITS ARE IN U.S. SURVEY FEET. USE THE FOLLOWING CONVERSION FACTOR: 1 METER = 3.280833333 U.S. SURVEY FEET

BASIS FOR BEARINGS

OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 CORS 2011 ADJUSTMENT, ODOT VRS CORS NETWORK

BASIS FOR EX. R/W

THE EXISTING CENTERLINE ALIGNMENT, RIGHT-OF-WAY WIDTH, AND STATIONING WERE DETERMINED USING VARIOUS DOCUMENTS FROM THE HAMILTON COUNTY RECORDS AND LISTED BELOW:

WILLIAM A. CRAIG EST., PLAT B, P.B. 5, PG. 148
NEWBERRY'S SUBDIVISION, BLOCK 1, P.B. 64, PGS. 13-14
WOOD TRAIL FARMS SUBDIVISION, P.B. 180, PG. 30
NEWBERRY ACRES SUBDIVISION, P.B. 297, PG. 83
COLERAIN HEIGHTS SUBDIVISION, BLK C PT. 1, P.B. 16, PGS. 44-45
R/W DEDICATION PLAT SPRINGDALE ROAD AND HERITAGEWAY DRIVE, P.B. 48, PG. 242

ADDITIONAL RESOURCES INCLUDE VARIOUS PLAT OF SURVEYS ON FILE AT HAMILTON COUNTY OFFICES AND DEEDS AS SHOWN ON R/W DETAIL SHEETS

THE STATIONING ALONG THE CENTERLINE OF RIGHT-OF-WAY AND CENTERLINE OF CONSTRUCTION WAS ASSUMED AND IS FOR PROJECT USE ONLY.

CENTERLINE PLAT 2 OF 2
HAM CR 96 3.92-SIDEWALK

DESIGN AGENCY
CHOICE ONE ENGINEERING

DESIGNER RMF
REVIEWER WDG
PROJECT ID 120861
SUBSET RW.3 | TOTAL RW.21

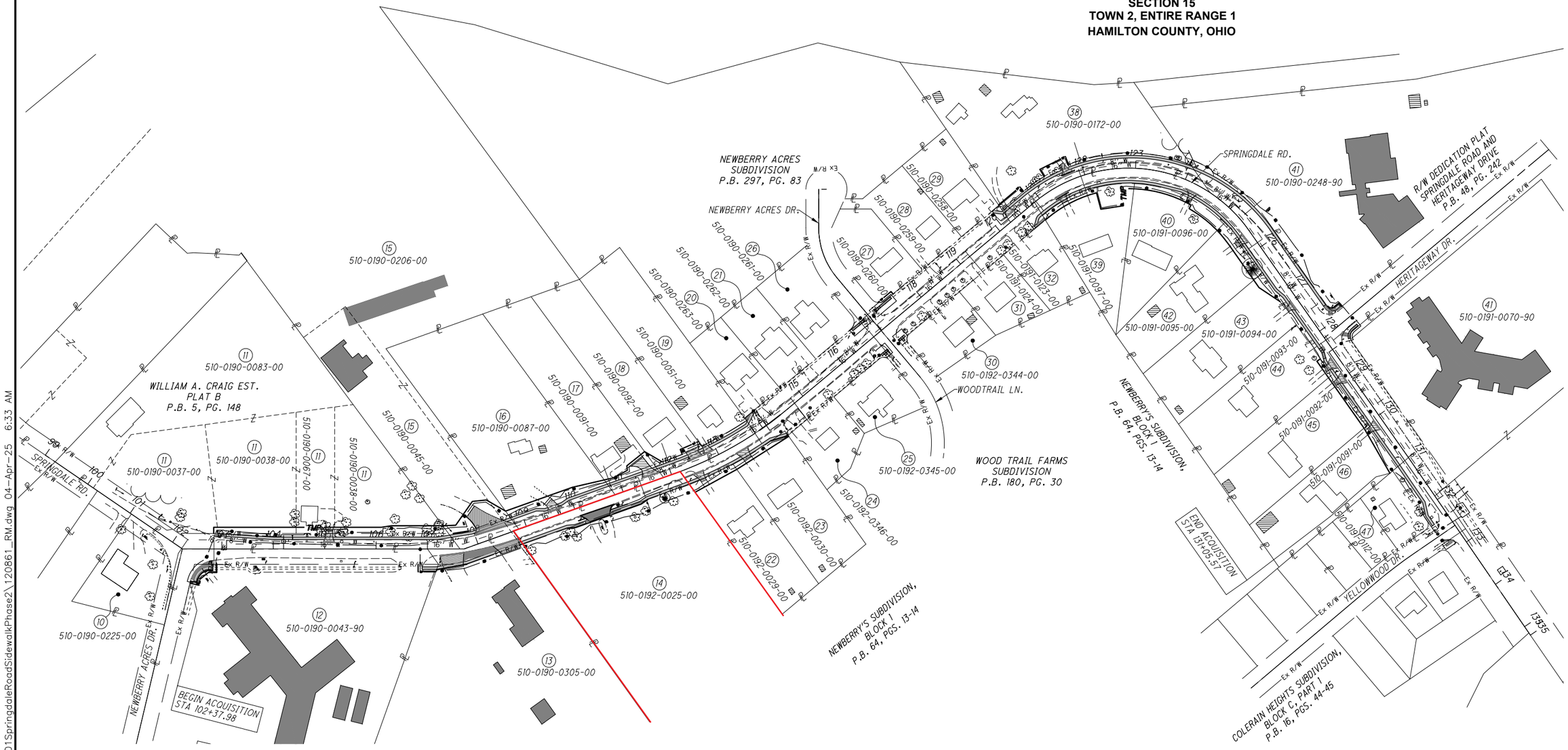
HAM CR 96 3.92-SIDEWALK

Z:\project\Hamilton\ColerainTownship\HAM-COL-2301SpringdaleRoadSidewalkPhase2\120861_RC.dwg 04-Apr-25 6:33 AM

HAM CR 96 3.92-SIDEWALK

COLERAIN TOWNSHIP
SECTION 15
TOWN 2, ENTIRE RANGE 1
HAMILTON COUNTY, OHIO

HORIZONTAL SCALE IN FEET
0 50 100 200



(10) BRIAN J. WOESTE AND JENNIFER A. WOESTE

(11) JIM & SHIRLEY ENGEL, LLC

(12) NORTHWESTERN LOCAL SCHOOL DISTRICT (F.K.A.) BOARD OF EDUCATION OF COLERAIN TOWNSHIP RURAL SCHOOL

(13) THE BOARD OF TRUSTEES, OF COLERAIN TOWNSHIP

(14) COLERAIN TOWNSHIP BOARD OF TRUSTEES

(15) JAMES J. ENGEL, TRUSTEE AND SHIRLEY J. ENGEL, TRUSTEE OF THE JAMES J. ENGEL AND SHIRLEY J. ENGEL TRUST AGREEMENT DATED MAY 18, 2022

(16) JIM & SHIRLEY ENGEL, LLC

(17) JIM & SHIRLEY ENGEL, LLC

(18) JIM & SHIRLEY ENGEL, LLC

(19) JIM & SHIRLEY ENGEL, LLC

(20) EUGENE KNUF

(21) SARAH MALONE AND LINDA NUGENT

(22) SPRINGDALE ROAD RENTALS, LLC

(23) SPRINGDALE ROAD RENTALS, LLC

(24) GARY C. HOFMANN AND DEBRA KAY HOFMANN

(25) DAVID BRAGASSA

(26) LELA ESTELLE SMITH AND CAROLYN CANDACE MILLER

(27) CARLISS MARIE GREEN AND MARIE GREEN

(28) ROBERT P. ROETTING, III AND AMY M. ROETTING

(29) IRENE R. THOMAS

(30) ERIC COFFIN

(31) STEVEN G. HALL

(32) KIYA DENMARK

(33) NOT USED

(34) NOT USED

(35) NOT USED

(36) NOT USED

(37) NOT USED

(38) GRADY A. STIFEL KASE, JACQUELINE ANN STIFEL CURRY, ORVILLE E. STIFEL, II, JEANETTE AILEEN STIFEL BIERMAN, YVONNE JANINE STIFEL AND JEFFERY LANCY STIFEL

(39) CHELSEA D. COCOLA AND RYAN J. COCOLA

(40) LANCE L. STEPHENS AND MARY T. STEPHENS

(41) COLERAIN TOWNSHIP BOARD OF TRUSTEES

(42) LARRY H. DAY AND DEBORAH A. DAY

(43) DAVID S. CRAMER AND CAROL J. CRAMER

(44) PAUL J. SCHNEIDER

(45) TYLER D. BORGMANN AND MEGAN L. BORGMANN

(46) KEITH B. ALEXANDER AND LAURA M. ALEXANDER

(47) STEPHEN MICHAEL WODKE AND KRISTA A. WODKE

REV.	DATE	DESCRIPTION

FINAL R/W PLAN DATE:

DESIGN AGENCY
CHOICE ONE ENGINEERING

DESIGNER RMF
REVIEWER WDG
PROJECT ID 120861
SUBSET RW.4 TOTAL RW.21

PROPERTY MAP
HAM CR 96 3.92-SIDEWALK

HAM CR 96 3.92-SIDEWALK

Z:\project\Hamilton\ColerainTownship\HAM-COL-2301SpringdaleRoadSidewalkPhase2\120861_RM.dwg 04-Apr-25 6:33 AM

TOTAL NUMBER OF:
20 OWNERSHIPS
26 PARCELS
0 TOTAL TAKES
0 OWNERSHIPS WITH STRUCTURES INVOLVED

RECORD AREA - TOTAL PRO - NET TAKE = NET RESIDUE
GROSS TAKE - PRO IN TAKE = NET TAKE
ALL AREAS IN ACRES

GRANTEE:
ALL RIGHT-OF-WAY ACQUIRED IN THE NAME OF THE BOARD OF COUNTY COMMISSIONERS OF HAMILTON COUNTY UNLESS OTHERWISE SHOWN.

*V - TO BE ACQUIRED BY THE BOARD OF TOWNSHIP TRUSTEES OF COLERAIN TOWNSHIP, HAMILTON COUNTY, OHIO.

PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD INSTRUMENT	AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUCTURE	NET RESIDUE LEFT	NET RESIDUE RIGHT	REMARKS AND PERSONALTY
1-9	NOT USED												NOT USED
10	BRIAN J. WOESTE AND JENNIFER A. WOESTE	8-9	O.R. 14652-581	510-0190-0225-00									NO TAKE
11-TV	JIM & SHIRLEY ENGEL, LLC	8-11	O.R. 14674-2160	510-0190-0037-00	0.725	0.000	0.002	0.000	0.002				
				510-0190-0038-00	1.606	0.000	0.109	0.000	0.109				
				510-0190-0067-00	0.425	0.000	0.021	0.000	0.021				
				510-0190-0083-00	2.078	0.060 (C)	0.000	0.000	0.000				
				TOTAL	4.834	0.060 (C)	0.132	0.000	0.132	NO			GRADING AND SEEDING; 12" TREE (1), 18" TREE (1)
12-SH	NORTHWEST LOCAL SCHOOL DISTRICT	8-9	O.R. 12260-1215	510-0190-0043-90	15.982	0.927 (C)	0.019	0.000	0.019	NO		15.036	
	(F.K.A.) BOARD OF EDUCATION OF COLERAIN TOWNSHIP RURAL SCHOOL												
12-TV1		8-9	O.R. 12260-1215	510-0190-0043-90			0.009	0.000	0.009	NO			GRADING AND SEEDING
12-TV2		10-11	O.R. 12260-1215	510-0190-0043-90			0.012	0.000	0.012	NO			GRADING AND SEEDING
13-SH	THE BOARD OF TRUSTEES, OF COLERAIN TOWNSHIP	10-11	O.R. 12260-1210	510-0190-0305-00	15.729	0.118 (C)	0.007	0.000	0.007	NO		15.604	
14-SH	COLERAIN TOWNSHIP BOARD OF TRUSTEES	10-13	O.R. 7912-2967	510-0192-0025-00	6.00	0.238 (C)	0.014	0.000	0.014	NO		5.748	
15-SH	JAMES J. ENGEL, TRUSTEE AND SHIRLEY J. ENGEL, TRUSTEE		O.R. 14844-1297	510-0190-0045-00	1.21	0.074 (C)	0.001	0.000	0.001				
	OF THE JAMES J. ENGEL AND SHIRLEY J. ENGEL TRUST			510-0190-0206-00	8.225	0.011 (C)	0.000	0.000	0.000				
	AGREEMENT DATED MAY 18, 2022			TOTAL	9.435	0.085 (C)	0.001	0.000	0.001	NO			*LANSCAPING ROCK (1)
15-TV		10-11		510-0190-0045-00			0.083	0.000	0.083				
				510-0190-0206-00			0.010	0.000	0.010				
				TOTAL			0.093	0.000	0.093	NO			GRADING AND SEEDING
16-TV	JIM & SHIRLEY ENGEL, LLC	10-13	O.R. 14674-2247	510-0190-0087-00	1.838	0.137 (C)	0.050	0.000	0.050	NO			
													GRADING AND SEEDING
17-TV	JIM & SHIRLEY ENGEL, LLC	12-13	O.R. 14675-777	510-0190-0091-00	0.976	0.069 (C)	0.030	0.000	0.030	NO			
													GRADING AND SEEDING
18-TV1	JIM & SHIRLEY ENGEL, LLC	12-13	O.R. 14674-2160	510-0190-0092-00	0.94	0.068 (C)	0.006	0.000	0.006	NO			
													GRADING AND SEEDING
18-TV2		12-13					0.009	0.000	0.009	NO			

NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.

NOTE: ALL TEMPORARY PARCELS TO BE OF 12 MONTH DURATION FROM COMMENCEMENT OF CONSTRUCTION.

(c) = CALCULATED AREA

TYPES OF TITLE LEGEND
SH = STANDARD HIGHWAY EASEMENT
T = TEMPORARY EASEMENT

* DENOTES RIGHT OF WAY ENCROACHMENT

REV.	DATE	DESCRIPTION

FIELD REVIEW BY: BMW DATE: 11-13-2024
OWNERSHIP VERIFIED BY: WDG DATE:
FINAL R/W PLAN DATE:

DESIGN AGENCY
CHOICE ONE ENGINEERING
DESIGNER RMF
REVIEWER WDG
PROJECT ID 120861
SUBSET RW.5 TOTAL RW.21

SUMMARY OF ADDITIONAL RIGHT OF WAY

HAM CR 96 3.92-SIDEWALK

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HAM CR 96 3.92-SIDEWALK

COLERAIN TOWNSHIP
SECTION 15
TOWN 2, ENTIRE RANGE 1
HAMILTON COUNTY, OHIO

HORIZONTAL SCALE IN FEET
0 10 20 40

RIGHT OF WAY TOPO SHEET
STA. 105+00 to STA. 110+00

4684 SPRINGDALE RD.
1 STORY FRAME
RESIDENTIAL

11
JIM & SHIRLEY ENGEL, LLC
O.R. 14674-2160
510-0190-0037-00
510-0190-0038-00
510-0190-0067-00
510-0190-0083-00

15
JAMES J. ENGEL, TRUSTEE AND
SHIRLEY J. ENGEL, TRUSTEE
OF THE JAMES J. ENGEL AND SHIRLEY
J. ENGEL TRUST AGREEMENT DATED
MAY 18, 2022
O.R. 14844-1297

16
JIM & SHIRLEY ENGEL, LLC
O.R. 14674-2247
510-0190-0087-00

510-0190-0206-00
510-0190-0045-00

29' BARRIER CURB REPLACED IN KIND

MATCH LINE STA. 105+00

MATCH LINE STA. 110+00

℄ R/W SPRINGDALE RD.
N44°44'50"E, 548.68'

℄ R/W SPRINGDALE RD.
N25°03'40"E, 1135.35'

PI STA. 107+71.62, 0.00'LT

ROCK (TBR)* +42.0

Ex. TOE SLOPE

ASPHALT PVMT.

CONC. PVMT.

14
COLERAIN TOWNSHIP
BOARD OF TRUSTEES
O.R. 7912-2967
510-0192-0025-00

13
THE BOARD OF TRUSTEES,
OF COLERAIN TOWNSHIP
O.R. 12260-1210
510-0190-0305-00

12
NORTHWEST LOCAL
SCHOOL DISTRICT
(F.K.A.) BOARD OF
EDUCATION OF COLERAIN
TOWNSHIP RURAL SCHOOL
O.R. 12260-1215
510-0190-0043-90
SCHOOL

* DENOTES RIGHT OF WAY ENCROACHMENT

ALL STATIONING AND OFFSETS ARE FROM CENTERLINE OF RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

REV.	DATE	DESCRIPTION

FINAL R/W PLAN DATE:

DESIGN AGENCY
CHOICE ONE ENGINEERING

DESIGNER RMF
REVIEWER WDG
PROJECT ID 120861
SUBSET RW.10 TOTAL RW.21

HAM CR 96 3.92-SIDEWALK

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HAM CR 96 3.92-SIDEWALK

COLERAIN TOWNSHIP
SECTION 15
TOWN 2, ENTIRE RANGE 1
HAMILTON COUNTY, OHIO

HORIZONTAL SCALE IN FEET
0 10 20 40

RIGHT OF WAY BOUNDRY SHEET
STA. 105+00 to STA. 110+00

HAM CR 96 3.92-SIDEWALK

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11
JIM & SHIRLEY ENGEL, LLC
O.R. 14674-2160
510-0190-0037-00
510-0190-0038-00
510-0190-0067-00
510-0190-0083-00

15
JAMES J. ENGEL, TRUSTEE AND
SHIRLEY J. ENGEL, TRUSTEE
OF THE JAMES J. ENGEL AND SHIRLEY
J. ENGEL TRUST AGREEMENT DATED
MAY 18, 2022
O.R. 14844-1297

16
JIM & SHIRLEY ENGEL, LLC
O.R. 14674-2247
510-0190-0087-00

510-0190-0226-00
510-0190-0045-00

MATCH LINE STA. 105+00

MATCH LINE STA. 110+00

N44°44'50"E TMP 326.00' 106+10.00 42.00' LT 11-TV 106+30.00 45.00' LT TMP N44°44'50"E 99.89' TMP

N36°12'59"E 20.22'

S44°44'50"W 456.99'

Ex R/W

N38°49'53"E 27.43'
108+17.46 81.65' LT TMP
56.45'
N10°23'02"W
108+44.10 75.12' LT
15-TV N74°52'41"E 43.35'
S81°37'05"E
108+72.07 42.00' LT
N25°03'40"E TMP 137.93'
16-TV
Ex R/W S25°03'40"W 198.94'
12.53'
108+75.66 30.00' LT

107+29.89 45.00' LT
N42°28'00"E 25.13'
107+55.00 46.00' LT

N35°37'55"E 30.14'
S81°45'20"E 18.66'
E 15-SH F
I.P.S. L10 L11 L12
107+40.99 30.00' LT P.O.B. 11-TV P.O.B. 15-TV
107+76.83 30.00' LT P.O.B. 15-SH
S25°03'40"W 84.66'

108+84.65 0.00' LT
109
℄ R/W SPRINGDALE RD.
N25°03'40"E, 435.91'
109+74.21 30.00' RT
P.O.B. 14-SH
N25°03'40"E 166.01'
I.P.S. Ex R/W I.P.S.
S39°59'33"W 15.52'
109+89.21 34.00' RT
W-0.25'-10.13'
14-SH

106 107 106+99.81 0.00' RT 3 N81°45'20"W 37.32'
M.N.S. M.N.F.
4 107+63.19 0.00' LT
108
PI STA. 107+71.62, 0.00'LT 5
6 108+72.71 0.00' LT
S80°51'14"E 31.20'
N25°03'40"E Ex R/W 92.95'
108+81.27 30.00' RT
℄ R/W SPRINGDALE RD.
N44°44'50"E, 548.68'

S81°00'42"E 36.97'
N44°44'50"E 39.50'
106+81.91 30.00' RT
107+21.41 30.00' RT
13-SH N44°44'50"E 55.41'
I.P.S. Ex R/W
107+71.62 30.00' RT
P.O.B. 12-TV2
P.O.B. 13-SH
T.P.F. L8
I.P.S. L9
S34°16'34"W 60.32'
N45°15'01"W 14.61'
106+81.91 44.61' RT
TMP 12-TV2
S44°45'49"W 34.30'
107+17.51 40.96' RT
107+16.21 44.62' RT
S25°39'23"E

12
NORTHWEST LOCAL
SCHOOL DISTRICT
(F.K.A.) BOARD OF
EDUCATION OF COLERAIN
TOWNSHIP RURAL SCHOOL
O.R. 12260-1215
510-0190-0043-90
SCHOOL

13
THE BOARD OF TRUSTEES,
OF COLERAIN TOWNSHIP
O.R. 12260-1210
510-0190-0305-00

14
COLERAIN TOWNSHIP
BOARD OF TRUSTEES
O.R. 7912-2967
510-0192-0025-00

LEAD-IN COURSES X		
COURSE	BEARING	DIST.
1-3	N44°44'50"E	476.87'
1-4	N44°44'50"E	540.25'
1-5	N44°44'50"E	548.68'
5-6	N25°03'40"E	101.09'
5-7	N25°03'40"E	311.89'

LINE CHART		
LINE	BEARING	DISTANCE
L8	N25°39'23"W	11.64'
L9	S25°39'23"E	15.52'
L10	S44°44'50"W	9.01'
L11	S44°44'50"W	16.41'
L12	S25°03'40"W	14.17'

STATION/OFFSET TABLE		
PT	STATION	OFFSET
E	107+50.00	30.00' LT
F	107+91.00	30.00' LT

ALL STATIONING AND OFFSETS ARE FROM CENTERLINE OF RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

REV.	DATE	DESCRIPTION

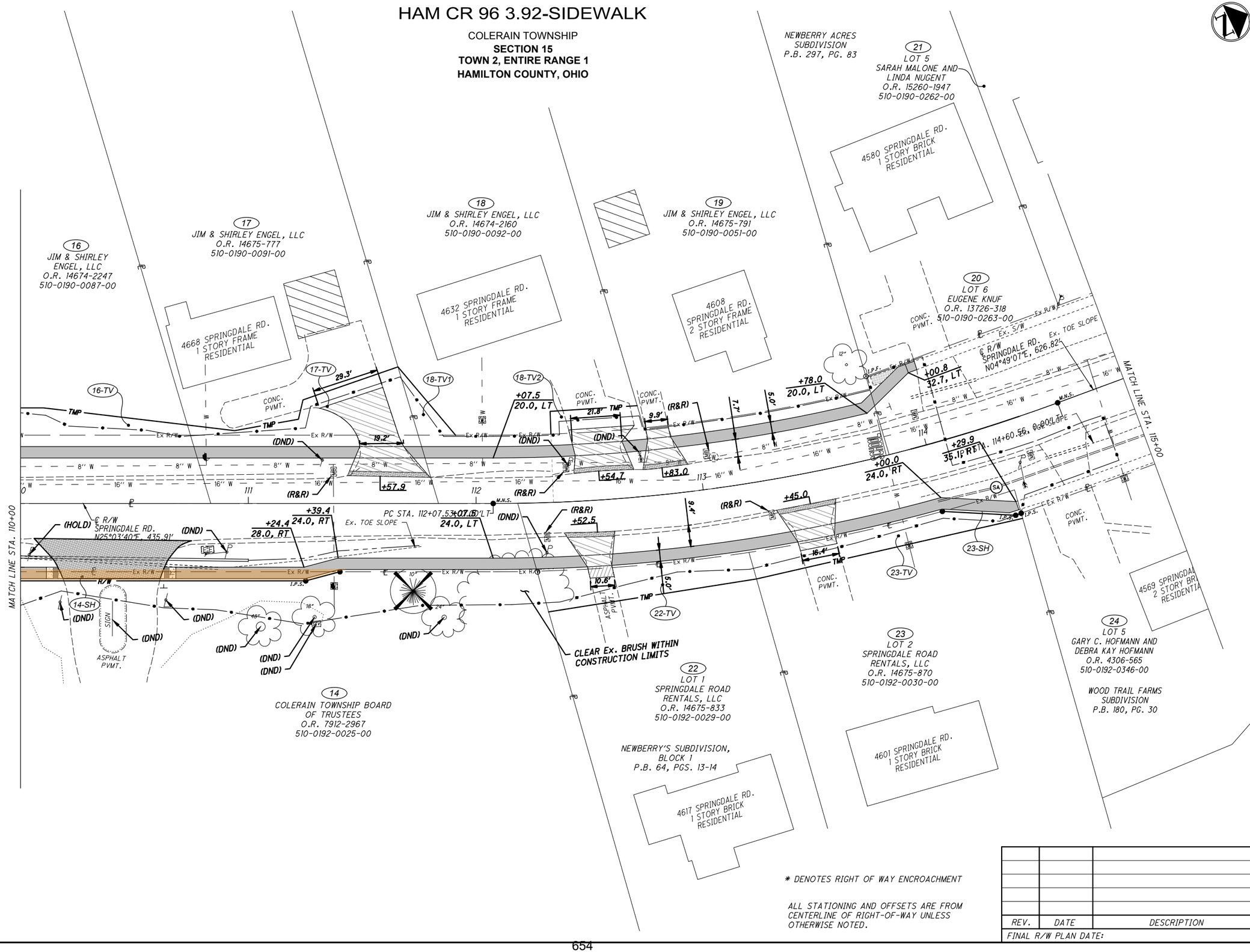
FINAL R/W PLAN DATE:

DESIGN AGENCY
CHOICE ONE ENGINEERING

DESIGNER	RMF
REVIEWER	WDG
PROJECT ID	120861
SUBSET	RW.11
TOTAL	RW.21

HAM CR 96 3.92-SIDEWALK

COLERAIN TOWNSHIP
SECTION 15
TOWN 2, ENTIRE RANGE 1
HAMILTON COUNTY, OHIO



HORIZONTAL SCALE IN FEET
0 10 20 40

RIGHT OF WAY TOPO SHEET
STA. 110+00 to STA. 115+00

REV.	DATE	DESCRIPTION

FINAL R/W PLAN DATE:

DESIGN AGENCY
CHOICE ONE ENGINEERING

DESIGNER RMF
REVIEWER WDG
PROJECT ID 120861
SUBSET RW.12 | TOTAL RW.21

HAM CR 96 3.92-SIDEWALK

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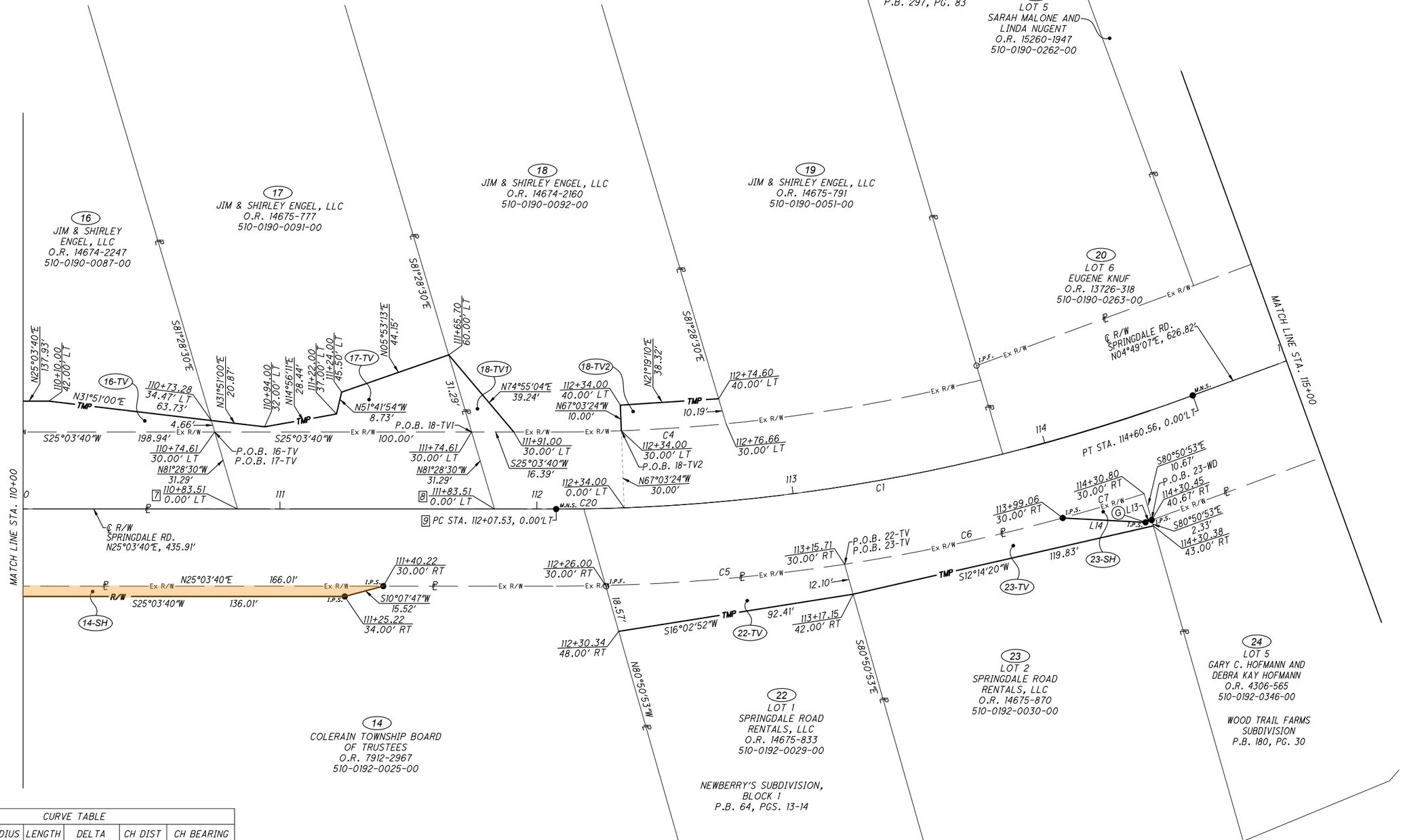
HAM CR 96 3.92-SIDEWALK

COLERAIN TOWNSHIP
SECTION 15
TOWN 2, ENTIRE RANGE 1
HAMILTON COUNTY, OHIO

HORIZONTAL SCALE IN FEET
0 10 20 40

RIGHT OF WAY BOUNDRY SHEET
STA. 110+00 to STA. 115+00



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	716.20'	253.03'	20°14'33"	251.72'	N14°56'23"E
C4	686.20'	40.87'	03°24'45"	40.86'	N21°14'13"E
C5	746.20'	93.47'	07°10'36"	93.40'	N19°59'43"E
C6	746.20'	86.85'	06°40'07"	86.80'	N13°04'21"E
C7	746.20'	33.06'	02°32'20"	33.06'	N08°28'08"E
C20	716.20'	26.47'	02°07'04"	26.47'	N24°00'08"E

LINE CHART		
LINE	BEARING	DISTANCE
L13	S04°49'07"W	2.56'
L14	S28°06'11"W	32.25'

STATION/OFFSET TABLE		
PT	STATION	OFFSET
G	114+28.03	40.78' RT

LEAD-IN COURSES [X]		
COURSE	BEARING	DIST.
5-7	N25°03'40"E	311.89'
5-8	N25°03'40"E	411.89'
5-9	N25°03'40"E	435.91'

ALL STATIONING AND OFFSETS ARE FROM CENTERLINE OF RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

REV.	DATE	DESCRIPTION

FINAL R/W PLAN DATE:

DESIGN AGENCY
CHOICE ONE ENGINEERING

DESIGNER RMF
REVIEWER WDG
PROJECT ID 120861
SUBSET RW.13 | TOTAL RW.21

HAM CR 96 3.92-SIDEWALK

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ORC REAL ESTATE SOLUTIONS FOR INFRASTRUCTURE

February 10, 2026

Colerain Township Board of Trustees
4200 Springdale Rd.,
Cincinnati, OH 45251
Attn: Tiphanie Mays, CPRP, Administration Department

Project: **HAM CR 96-3.92**
Project Parcel No.: **14-SH**
Property Address: **4669 Springdale Rd. Cincinnati, OH 45251**

Dear Ms. Mays,

This letter is about the impending road project known as HAM CR 96-3.92 and its impact to your property located at 4669 Springdale Rd. Cincinnati, OH 45251. This project consists of the construction of sidewalks on both sides of Springdale Road from Poole Road to Yellowwood Drive, filling in the gaps where there is currently no sidewalk.

O.R. Colan Associates has been retained as an agent acting on behalf of the Board of County Commissioners of Hamilton County to secure the right of way necessary for this project.

Enclosed you will find the following materials for your review:

1. Title Report for your review. If you see any discrepancies, please inform me as soon as possible.
2. Donation Letter
3. Plan Letter Attachment explains the project and impact to your property
4. Parcel Plans – Right of Way Plans pertaining to the impacted property
5. LPA RE 810 Corp. Resolution
6. LPA RE 806-D Easement to LPA – Instrument to be executed upon agreement

Upon review of this packet, please contact me at 567-825-8851 or kclark@orcolan.com to discuss the project's impact to the property.

Respectfully,

Kyra Clark, Right of Way Agent
On behalf of the Board of County Commissioners of Hamilton County

Enclosures cc: Parcel File

ORC® REAL ESTATE SOLUTIONS FOR INFRASTRUCTURE

LPA
Rev. 01/2010

DONATION LETTER

February 10, 2026

Colerain Township Board of Trustees
4200 Springdale Rd.
Cincinnati, OH 45251

Re: HAM CR 96-3.92
14-SH
120861

Dear Colerain Township Board of Trustees:

Your real property is needed by the The Board of County Commissioners of Hamilton County for a transportation improvement project. As such, you are hereby advised that you have the right to have your property appraised by a competent appraiser and you have the right to accompany the appraiser on the inspection of your property. You have the right to be provided a written offer for the full amount of the fair market value as determined by the agency based upon the appraisal. You have the right to negotiate with the agency and if an acceptable agreement cannot be reached, the right to have the value determined by a court of law. You also have the right to be paid the full amount of the fair market value before being required to surrender possession of your property. Notwithstanding these rights, we understand you are willing to waive all, or any part of your rights noted and willingly agree to donate the property needed for the transportation project. The property is described in the attached Exhibit A which is incorporated herein.

Please be advised that if you desire to use the donation for a tax deduction, you should seek advice from the Internal Revenue Service or a tax expert regarding the current rules for appraisal valuation.

The undersigned hereby acknowledges that he/she has been fully advised by a The Board of County Commissioners of Hamilton County representative of his/her rights reflected above and agrees to: (1) Waive the right to receive just compensation for the property, (2) Release The Board of County Commissioners of Hamilton County from obtaining an appraisal of the acquired property and (3) Execute the necessary conveyance instrument to transfer said property to The Board of County Commissioners of Hamilton County.

Respectfully,

Kyra Clark, Right of Way Agent

O.R. Colan Associates, LLC
www.orcolan.com

8750 Union Centre Blvd
West Chester, OH 45069

O: 513-247-0243
F: 513-247-0385

_____ _____

Property owner signature Date

_____

Print name

_____ _____

Property owner signature Date

_____

Print name

O.R. Colan Associates, LLC
www.orcolan.com

8750 Union Centre Blvd
West Chester, OH 45069

O: 513-247-0243
F: 513-247-0385

EXHIBIT A

LPA RX 871 SH Rev. 06/09

KC

Ver. Date 4/4/2025 PID 119068

PARCEL 14-SH
HAM CR 96 3.92-SIDEWALK
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
BOARD OF COUNTY COMMISSIONERS OF
HAMILTON COUNTY, OHIO

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the Board of County Commissioners of Hamilton County, Ohio, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter.

[Surveyor's description of the premises follows]

Situate in Section 15, Town 2, Entire Range 1, Colerain Township, Hamilton County, Ohio and being part of a 6.00-acre tract of land as conveyed, as of the date this survey was prepared, in Official Record 7912, Page 2967 of the Hamilton County Deed Records and lying on the right side of the centerline of right-of-way of Springdale Road as shown on HAM CR 96 3.92-SIDEWALK Centerline Plat and being more particularly described as follows:

Commencing for reference at a Mag nail set at the intersection of the centerline of Springdale Road and the centerline of Poole Road and being 0.00 feet right of and perpendicular to centerline Station 102+22.94;

thence, North 44°-44'-50" East, 548.68 feet, along the centerline of Springdale Road to a Mag nail set and being 0.00 feet right of and perpendicular to centerline Station 107+71.62;

thence, North 25°-03'-40" East, 101.09 feet, along the centerline of Springdale Road to a point at the northwest corner of a 15.729-acre tract of land as conveyed in Official Record 12260, Page 1210 and being 0.00 feet right of and perpendicular to centerline Station 108+72.71;

thence, South 80°-51'-14" East, 31.20 feet, along the north line of said 15.729-acre tract to a point on the easterly right-of-way line of Springdale Road and being 30.00 feet right of and perpendicular to centerline Station 108+81.27;

thence, North 25°-03'-40" East, 92.95 feet, along the easterly right-of-way line of Springdale Road to an iron pin with cap set and being the **PRINCIPAL PLACE OF BEGINNING** of the parcel herein described with said point being 30.00 feet right of and perpendicular to centerline Station 109+74.21;

thence, North 25°-03'-40" East, 166.01 feet, along the easterly right-of-way line of Springdale Road to an iron pin with cap set and being 30.00 feet right of and perpendicular to centerline Station 111+40.22;

thence, South 10°-07'-47" West, 15.52 feet, along the new standard highway easement line to an iron pin with cap set and being 34.00 feet right of and perpendicular to centerline Station 111+25.22;

thence, South 25°-03'-40" West, 136.01 feet, along the new standard highway easement line to an iron pin with cap set and being 34.00 feet right of and perpendicular to centerline Station 109+89.21;

thence, South 39°-59'-33" West, 15.52 feet, along the new standard highway easement line to the **PRINCIPAL PLACE OF BEGINNING**.

Containing in all 0.014 acres, gross, of which 0.000 acres is PRO (present road occupied), leaving a net take of 0.014 acres, more or less, subject to all legal easements and rights-of-way.

The above described area is part of currently assigned Hamilton County Auditor's Parcel Number 510-0192-0025-00.

Bearings described herein are for project use only and are based on the Ohio State Plane Coordinate System NAD 83, South Zone using CORS 2011 adjustment, GEOID 18, ODOT VRS CORS Network.

All iron pins set are 3/4" x 30" rebar with a 2" diameter aluminum cap stamped "ODOT OR LPA R/W CHOICE ONE ENG PS 8254".

EXHIBIT A

LPA RX 871 SH

Rev. 06/09

The above description was prepared by Wesley D. Goubeaux, Ohio Professional Surveyor Number 8254 and based on a survey performed by Choice One Engineering as shown on said Centerline Plat and right-of-way plans HAM CR 96 3.92-SIDEWALK, dated May, 2025 as cited herein.

Wesley D. Goubeaux, PS #8254

4/4/2025
Date

PLAN LETTER ATTACHMENT

HAM CR-96-3.92
14-SH
Date of offer: 2/10/2026

To avoid any misunderstanding as to the work to be done, you are being furnished this plan letter attachment and a print of the right of way plan sheets applicable to your parcel and associated construction plan sheets, if applicable. The following explains the type of acquisition and what to look for on the plans provided. Changes to the plan required by engineering revisions or as agreed to in negotiations will be documented in writing by the Board of County Commissioners of Hamilton County.

The purpose of this project is to construct sidewalks on both sides of Springdale Road from Poole Road to Yellowwood Drive filling in the gaps where there is currently no sidewalk.

The real property needed for the HAM CR-96-3.92 project requires the acquisition of only a part of your property. The agency needs to acquire from you parcels **14-SH**. The acquisition is further explained as follows.

Parcels 14-SH

SH is defined as a Standard Highway Easement. This modifier is used to acquire rights of way for a highway improvement where fee simple title is not required and limitation of access from adjoining land is not desired. You will notice the SH area is colored-in orange on the Summary of Additional Right of Way Sheet 5 of 21 and highlighted in orange on Right of Way Topo and Right of Way Boundary Sheet 10 through 13 of 21.

The SH taking contains 0.014 acres which comes from auditor's parcel number 510-0192-0025-00, as shown on the Summary of Additional Right of Way Sheet. For this taking, all property rights are being acquired. However, the Board of County Commissioners of Hamilton County is reserving you access rights to your property. This area is located on northern side of your property along Springdale Road. 14-SH is irregular in shape and is approximately 166.01 feet in length, approximately 15.52 feet wide, between approximately Stations 109+74.21, right and 111+40.22, right. 14-SH is needed for the construction of the sidewalk.

Structures, Improvements and Tenant-Owned Improvements

There are no appraisal documents available at this time.

Drives

A portion of your Driveway will be reconstructed as part of this project.

New Pavement/Grade/Swale

At this time, there are no Construction Plans available.

Drainage

At this time, there are no Construction Plans available.

Fencing

N/A

Items that will have to be moved or destroyed

There are no appraisal documents available at this time.

Field Tiles

The LPA has made every effort to locate field tiles within the limits of the new right of way and to provide outlets for these tiles. However, since field tiles are underground installations, with their location difficult to establish, we do not guarantee that every tile has been located. For this reason, it is requested that you advise us of the location of any tile omitted from the plans. By doing this, you will be assured that provisions will be made on the plans for a re-connection if it is destroyed during construction.

Gas, Oil and/or Water Lines

We would appreciate being advised as to the location and ownership of any gas, water, or oil lines which might appear on the plans.

Sanitary Sewage Outlets

State and County health laws do not permit sanitary sewage to outlet into road side drainage systems.

Cost to Cure Items

These are items located partially or totally within an area being acquired as right of way and for which you are being compensated an amount for their purchase in addition to an amount for a cost to cure. A cost to cure is an amount paid to you to cure a damage to your remaining property resulting from the acquisition of the cost to cure items.

As soon as possible after you receive compensation you will be responsible for removing any cost to cure items from the right of way area(s) unless you desire Board of County Commissioners of Hamilton County to remove them for you as part of the project. **If the Board of County Commissioners of Hamilton County does the removal, Board of County Commissioners of Hamilton County will NOT perform any additional work required to cure damages to your residue property since you will have already been compensated for that work**.

There are no Cost to Cure Items.

Encroachments

There may be encroachments from your property into the Board of County Commissioners of Hamilton County's right of way. Encroachments are privately-owned items that occupy public right of way without permission. Private owners are responsible for removing their encroachment items from the right of way as soon as possible. If left in place, encroachments are subject to removal by LPA with the cost for that work charged to the owner. (Ohio revised Code, Section 5515 and 5589)

There are no known encroachments.

Miscellaneous

Please be advised that after this acquisition is completed, no improvements, including fencing, may be placed in the new permanent right of way without a written permit from the Board of County Commissioners of Hamilton County.

ADMINISTRATION

Department: Administration

Department Director: Tiphanie Mays, Assistant Administrator

Strategic Plan Goal: Strategic Goal #5: Continuously Improve the Operations of the Township, Strategic Goal #6: Make Progress on Deferred Maintenance and Reposition Existing Assets

Resolution to Amend the Traffic Calming Policy

Recommend ADOPTION of the Resolution.

Rationale:

During the December 9, 2025 Board meeting, staff reviewed a recommended update to the Traffic Calming Policy to add a provision for a petition from the applying neighborhood as an additional component for requests. This is the second reading of the policy.

Policy 3.8 is located here (page 199): https://www.colerain.org/DocumentCenter/View/5317/2025-Merged-Policy-Book---Updated-09-09-2025

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at _____ p.m., on the ____ day of _____, 2026, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Cathy Ulrich, Dan Unger, Matthew Wahlert

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____

RESOLUTION ADOPTING A GIFT POLICY

WHEREAS, the Board of Trustees sets the policy direction for Colerain Township employees and residents; and;

WHEREAS, Administration and all departments intend on following the direction set by the Trustees; and;

WHEREAS, the attached policy has been updated to establish guidelines for the installation of Traffic Calming Devices; and;

WHEREAS, this policy will supersede all previous versions of any previously adopted Policy.

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

1. The attached Traffic Calming Device Policy be formally adopted by the Board of Trustees; 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 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

3. 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: Ms. Ulrich_____, Mr. Unger_____, Mr. Wahlert_____

ADOPTED this _____ day of _____, 2026.

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 _____, 2026.

_____
Jeff Baker
Colerain Township Fiscal Officer

COLERAIN
TOWNSHIP ~ OHIO

3.8 COLERAIN TOWNSHIP
TRAFFIC CALMING DEVICE POLICY

PURPOSE

Colerain Township ~~understands~~ recognizes that ~~various neighborhoods and~~ residents may ~~desire a~~seek traffic calming/control device~~s~~ to ~~be located in their~~enhance neighborhood ~~for the~~ safety ~~and well-being of the neighborhood~~. This policy ~~outlines the general guidelines~~establishes a process for submitting ~~a request and how Colerain~~such requests and outlines the criteria that the Township will use when ~~evaluate the request~~evaluating whether or not a device is feasible.

~~In general, Colerain Township does not install speed humps/bumps on a Township Road. This comports with the professional opinion of the~~Consistent with the professional guidance of the County Engineer, the TOwnship does not install speed humps/bumps on Township roads. ~~The basis for this is that Township roads operate as the primary passageway through a residential subdivision that primarily serves the abutting property owners and the individual neighborhoods. Therefore, the traffic volumes along these streets should not be substantive enough to warrant this type of device. The installation of speed humps/bumps along a facility with a journalized speed limit of 25 mph is generally not recommended, because the speed is not significantly reduced due to the fact that speed hump/bump are designed for speeds between 15 mph and 25 mph.~~Residential Township streets generally do not exhibit the traffic volumes or speed conditions that justify their use. ~~The journalized~~Additionally speed limit~~s for a~~on township road~~s is set in accordance with the policies of the~~are established through Ohio Department of Transportation (ODOT) defined procedures and ~~the speed study is reviewed and approved by ODOT prior to the posting of the~~speed bumps/humps are not recommended for roadways with journalized speed limit~~s~~ of 25 mph.

FORMAL REQUEST

Residents ~~who desire the installation of~~wishing to request traffic control devices, ~~such as~~including chicanes, may ~~request the Township to initiate a feasibility study~~do so by submitting a written request to the Township Administrator. The request should identify:

- The street where the traffic calming services are being proposed.
- A list of all property owners that would be affected by the proposal.
- Signed petition with at least a 60% in agreement for the installation of traffic calming devices from the above listed property owners.
- The specific traffic issue or safety concern.
- Contact information for follow-up or clarification.

~~include the street name, a description of the need for a traffic control device, and contact information for follow-up or clarification.~~ Requests filed via email shall be considered written requests.

INTERNAL REVIEW

Upon receipt ~~of a written~~the request, the Township Administrator will work with the Public Services Department and Police Department to determine ~~if a study is necessary and the general area for study~~whether a feasibility study is needed and define the study area, which will include all properties from the submitted list that will be reasonably affected. ~~The study area shall include all properties that would reasonably be affected by the installation of the traffic calming device.~~

~~In most circumstances, it is likely that t~~The Police Department ~~will place a~~may deploy traffic monitoring ~~device in the area to record the speed of motorists that use the street~~equipment to collect speed and volume data. The Police Department and Public Services Department may conduct additional assessments as needed. ~~will determine if any additional monitoring is necessary for the study and internal review. This initial~~The feasibility study ~~and review will document the~~may include:

- ~~t~~Traffic counts
- ~~,~~speed study data ~~ies, and could include analysis on~~
- ~~a~~Accident history ~~s that occurred in the past~~for the previous five (5) years.

Typically, a traffic calming device will not be considered for installation unless 85% of all traffic exceeds the posted speed limit by ten (10) miles per hour.

At the conclusion of the internal review, the Township will provide the ~~individual requesting the traffic control device a copy of the feasibility study~~with a copy of the study findings for the designated area.

INSTALLATION

In order to install a traffic control device, the street shall be:

1. Classified as a street maintained by Colerain Township as the Township will not install devices on a Federal, State, County, or Privately maintained roadway.
2. Residential in nature with a posted speed limit of twenty-five (25) mph or less.
3. Determined to have a minimum average daily traffic (ADT) of 500 vehicles per day and a maximum ADT of 2,500 vehicles per day.
4. Determined to have a vertical profile (grade) of less than ten percent (10%).
~~4.~~5. An approval of at least 60% of the property owners on that street in favor of the installation.

It is worth noting that local streets with ADT exceeding 2,500 vehicles per day will not be considered for these devices. These devices will not be permitted for arterial and collector streets as identified by the Public Services Department.

Prior to any installation, the Township will solicit input from emergency services, utilities (private and public), and other key agencies. The Township Administrator may determine that the installation of traffic calming devices on the street is not feasible due to the disruption of emergency response equipment and other essential services. To emphasize an earlier point, the Township will not install a speed hump/bump under any circumstance.

Residents will be notified of the new traffic patterns and the installation of the new traffic control devices. This notification may take place via online platforms, such as the Township newsletter,

Township website, or Township social media pages. The Township will utilize its best efforts to notify residents through other means.

REMOVAL

Existing speed humps may be removed if a petition with signatures from 60% of the affected properties is obtained, or where traffic circulation and safety concerns justify their removal as determined by the Township Administrator.

ADMINISTRATION

Department:	Administration
Department Director:	Jeff McElravy, Assistant Administrator
Strategic Plan Goal:	Strategic Goal #3: Revitalization of the Community through Economic Development, Beautification, and Code Enforcement

Motion to Adopt an Amendment to an Agreement - Hamilton County Land Reutilization Corporation

Recommend ADOPTION of the Motion.

Rationale:

In 2023, the Township entered into an agreement with the Hamilton County Land Reutilization Corporation (the Land Bank) to purchase the former Sears parcel at Northgate Mall. The Land Bank then partnered with the Township to secure a grant from the Ohio Department of Development (ODOD) to demolish the store and prepare the site for redevelopment.

As the staff of the Land Bank were administering the grant, ODOD determined that due to the Township's local match, it was eligible to be reimbursed an additional $200,000. This Amendment authorizes staff to accept those funds and to deposit them into account of the Community Improvement Corporation.

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

ADMINISTRATION

Department: Administration

Department Director: Jeff McElravy, Assistant Administrator

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

Resolution Authorizing the Adoption of Permanent Appropriations

Recommend ADOPTION of the Resolution.

Rationale:

This resolution reflects changes made by departments as part of the budget process for 2026.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at _____ p.m., on the __ day of March 2026, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Mrs. Cathy Ulrich, Mr. Daniel Unger, Mr. Wahlert

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____ - 26

RESOLUTION AUTHORIZING THE ADOPTION OF PERMANENT APPROPRIATIONS FOR THE YEAR 2026

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Colerain Township, Hamilton County, Ohio, does hereby agree to:

Section 1: Authorize the Colerain Township Fiscal Officer to prepare and submit a schedule of "Permanent Appropriations" for the year ending December 31, 2026 to the Hamilton County Budget Commission, as follows:

Fund	Fund Name	2026 Permanent Appropriations
1000	General	6,853,060
2011	Motor Vehicle License Tax	379,630
2021	Gasoline Tax	1,286,648
2031	Road and Bridge	1,868,632
2081	Police District	14,010,730
2111	Fire District	17,965,861
2181	Zoning	630,917
2231	Permissive Motor Vehicle License Tax	796,881
2261	Law Enforcement Trust	227,500
2271	Enforcement and Education	2,000
2281	Ambulance And Emergency Medical Services	1,795,491
2401	Special Assessment - Lighting Districts	175,213
2402	CDBG Sidewalk Maintenance Fund	30,000
2901	TIF - Kroger	350,100
2902	Recycling Incentive	129,178
2903	TIF - Colerain Towne Center	212,000
2904	TIF - Duke	205,000
2905	TIF - Northridge	157,000
2906	Sidewalk Waiver	-
2907	TIF – Dunlap Grove	130,000
2908	CDBG Com Dev Block Grant	100,000
2909	One Ohio Opioid Settlement	60,000
2910	TIF – Zillig	49,002
2911	Parks & Services	1,387,664
2912	Community Center	298,782
2913	TIF - Abbeytown	202,660

2914	TIF - Hunters Ridge	44,900
2915	TIF - Lake Gloria	323,150
2916	TIF - Crosely Meadows	186,800
2917	TIF - Copper Creek	42,800
3101	General (bond) (note) Retirement	733,175
3102	General (bond) (note) Retirement Parks	-
3103	General (bond) (note) Retirement PW Bldg	-
3105	Bond Principal Payments (streetscape)	-
3301	Special Assessment Fire Bonds	-
4101	Fire Bonds	442,987
4401	NSP	-
6001	Self Insurance Fund	2,541,016

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 March, 2026.

BOARD OF TRUSTEES:

_____
Cathy Ulrich, Trustee

_____
Daniel 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 March, 2026. I hereby certify that funds are available and have been lawfully appropriated, authorized or directed for the purposes identified in the attached resolution, and are in the treasury or in the process of collection to the credit of the appropriate fund, free from any previous encumbrance.

_____
Jeff Baker,
Colerain Township Fiscal Officer

ADMINISTRATION

Department: Administration

Department Director: Jeff McElravy, Assistant Administrator

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

Resolution Authorizing the Advancement of Township Monies from the General Fund to the Police District Fund and Returned Upon Reimbursement

Recommend ADOPTION of the Resolution.

Rationale:

The Township anticipates that it will receive the first half property tax settlement from the county in April. The balance in the Police Fund is insufficient to meet its expenses through April. In order to bridge that shortfall, it is necessary to advance $1.4 million from the General Fund to the Police District Fund. An advance is a loan, which would be repaid once the first half settlement is receipted.

There are no issues with the police budget or the long-term health of the Fund. This is simply a timing issue that can be addressed through the advance.

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 March, 2026, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following

members present:

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

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION NO.: _____ -26

RESOLUTION AUTHORIZING THE ADVANCEMENT OF TOWNSHIP MONIES FROM THE GENERAL FUND TO THE POLICE DISTRICT FUND AND RETURNED UPON REIMBURSEMENT

WHEREAS, pursuant to Ohio Revised Code§ 5705.14(E), the Colerain Township Board of Trustees can approve the transfer of monies from the Township General Fund to any other fund including, but not limited to, the Township's Police District Fund; and,

WHEREAS, the Colerain Township Board of Trustees finds it necessa1y to approve and authorize the advance of one million four hundred thousand ($1,400,000.00) dollars from the Township General Fund to the Township's Police District Fund otherwise known as Township Fund #2081 for the purpose of operating expenditures; and,

WHEREAS, upon receipt of the first half property tax settlement, the $1.4 million shall be returned to the General Fund; and

WHEREAS, the action described above is in the best interest of the Township and will improve the health, safety, and general welfare of its residents.

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

1. The Board of Township Trustees hereby approves the Township Fiscal Officer or Township Administrator to advance one million four hundred thousand ($1,400,000.00) dollars from the Township General Fund to the Township's Police District Fund for operating expenses.

2. Upon receipt of the first half property tax settlement, The Board of Township

Trustees hereby approves the Township Fiscal Officer or Township Administrator to return those funds to the General Fund.

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 meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code.

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 _____, and Mr. Wahlert _____.

Adopted this ___ day of March, 2026.

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 March, 2026.

_____
Jeff Baker
Colerain Township Fiscal Officer

ADMINISTRATION

Department:	Administration
Department Director:	Jeff McElravy, Assistant Administrator
Strategic Plan Goal:	Strategic Goal #1: Chart a Pathway to Long-Term Financial Stability Strategic Goal #6: Make Progress on Deferred Maintenance and Reposition Existing Assets

Motion to Direct $200,000 to the Capital Reserve

Recommend ADOPTION of the Motion.

Rationale:

Based on the final review of General Fund performance in 2025 compared to budgeted revenues and expenses, the General Fund operated with a net surplus of approximately $279,000. Staff has recommended that $200,000 of the available prior year surplus be set aside to be placed into the Capital Reserve.

For historical perspective, the Capital Reserve was first established in 2023 and has a balance of $1,685,633. The Trustees adopted a change to their rules of meeting procedures that requires a review of the Capital Reserve with the adoption of Permanent Appropriations each year. If this motion is adopted, the Capital Reserve will be $1,885,633.

ADMINISTRATION

Department: Administration

Department Director: Jeff Weckbach, Township Administrator

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

Motion to Set Town Hall on Strategic Plan for March 24, 2026 at 6PM

Recommend ADOPTION of the Motion.

Rationale:

The Township's current strategic plan is set to expire on 12/31/2026. This town hall would be held to solicit general feedback from the community on our strategic planning efforts. Similar to town halls held in the past, this would be held at the Community Center and involve a series of round table, facilitated discussions.

OLD BUSINESS

Department: Administration

Department Director: Ed Cordie, Police Chief

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 Policy for Redaction Fee for Law Enforcement Cameras

Recommend ADOPTION of the Resolution.

Rationale:

In 2024, the General Assembly of Ohio modified the public records law to allow public agencies to charge or the time spent retrieving, redacting, and producing body camera or dash camera footage, up to a maximum of $750 per request. Under this policy, these fees are designed to cover labor costs, and payment will be required upfront. The policy is drafted to comply with existing law and victims (and their families) will not be charged for production of the footage.

A first reading of this resolution was held at the February 10, 2026 Board of Trustees meeting.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at _____ p.m., on the ____ day of _____, 2026, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Cathy Ulrich, Dan Unger, Matthew Wahlert

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____

RESOLUTION ADOPTING LAW ENFORCEMENT VIDEO RECORDS REQUEST POLICY

WHEREAS, the Board of Trustees sets the policy direction for Colerain Township employees and residents; and;

WHEREAS, Administration and all departments intend on following the direction set by the Trustees; and;

WHEREAS, the policy will govern the application of fees related to redaction of video for public records requests, as permitted under ORC 149.43.

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

1. The attached Law Enforcement Video Records Request Policy be formally adopted by the Board of Trustees; 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 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

3. That this Resolution shall be effective at the earliest date allowed by law; and

4. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days, pursuant to Section 504.10 of the Ohio Revised Code, and hereby authorizes the adoption of the Resolution upon its first reading.

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_____, Mr. Wahlert_____

ADOPTED this _____ day of _____, 2026.

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 _____, 2026.

_____
Jeff Baker
Colerain Township Fiscal Officer

COLERAIN
TOWNSHIP ~ OHIO

3.14 COLERAIN TOWNSHIP
REQUESTS FOR LAW ENFORCEMENT VIDEO RECORDS

POLICY

Colerain Township and its Police Department records and maintains law enforcement video records in the administration and furtherance of legitimate law enforcement activities within the Township. This includes, but is not limited to, body worn camera footage, cruiser dash camera footage, mobile or stationary video surveillance footage, or other similar video footage that is recorded and maintained by the Township or its Police Department.

1. Consistent with the Public Records Act and notwithstanding other provisions of the Ohio Revised Code, the Township shall charge an individual or entity that requests law enforcement video records for the actual costs associated with the Township's preparation of a law enforcement video record for inspection or production.

    a. The actual costs to the Township of preparing each law enforcement video record for inspection or production shall include reviewing, blurring or otherwise obscuring, redacting, uploading, and producing the law enforcement video records, and also includes the storage medium on which the record is produced, Township staff time, and other relevant overhead costs necessary to comply with the request.

    b. The statutory term "video record" for the purposes of this policy, means a video from one source for one start and stop recording (essentially the beginning and end of a distinct incident). For example, three officers responding to an incident will each have a "video record" of that incident from each of their respective body cameras. This will result in an actual charge for each video record – in this example, three video records.

    c. The actual cost to the Township of preparing each law enforcement video record for inspection or production will not exceed the maximum amount set by state law, which at the time of the adoption of this policy is $75 per hour.

    d. This actual cost shall be assessed to the requestor for each hour taken to prepare each law enforcement video record for inspection or production, not to exceed the maximum set by state law, which at the time of the adoption of this policy is $750 in total per video.

    e. This requester shall pay the estimated actual cost by check, cash, or money order to the Police Department.

f. The Township shall not be obligated to prepare a law enforcement video record for inspection or production until the estimated actual cost is paid in full by the requester.

g. If the actual cost to prepare the requested law enforcement video records for inspection or production exceeds the estimated costs provided to the requester, the Township shall charge the requester for the difference between the estimated cost and the actual costs, subject to the following conditions:

    i. The Township advised the requester, in writing, that the actual costs exceed the estimated costs prior to fulfilling the request; and

    ii. The actual costs charged to the requester cannot exceed 20% more than the estimated cost provided to the requester.

h. Unless required by state law, the Chief of Police, or their designee, may choose to waive the actual cost-payment at their discretion, subject to the following conditions:

    i. The general public interest in the law enforcement video record;

    ii. The request being made by a victim, or a victim's immediate family member, of a crime where a police report was filed;

    iii. An attorney representing a victim of a crime, where documentation is provided evidencing an established attorney-client relationship and where a police report was filed;

    iv. A person having durable or limited Power of Attorney (POA) on behalf of a victim of a crime where a police report has been filed and provided that proper documentation can be furnished evidencing the same;

    v. A person requesting the law enforcement video record on behalf of any state, federal, or local government agency or any state, federal, or local law enforcement agency, for any lawful government purpose, including the administration of any lawful administrative or law enforcement activities;

    vi. A person requesting the law enforcement video record on behalf of any public school or private school or institution recognized, operating, and licensed as such in the State of Ohio;

    vii. A victim, or an attorney representing a victim who submits a signed retention agreement, who suffered loss and could seek remedy through a tort action as defined by R.C. 2307.11, who reasonably asserts that the video recording relates to the action or omission that caused the victim's harm or loss, so long as the victim or the victim's attorney submits an affidavit identifying that the use of

the video is to investigate harm or damages that may have been captured on the video.

The Township's Police Department shall be authorized to seek communications, documentation, or other records from requesting parties in the event that an actual cost exemption is sought, evidencing that a requester is eligible for an exemption from law enforcement video record costs, as detailed herein.

2. When the Township receives a request for a law enforcement video record, the Township's Police Department shall provide the requester with the estimated actual costs of fulfilling the request for law enforcement video records, in writing, within five (5) business days or receipt of the public-records request.

    a. The Township's written response may be sent via email or regular mail, depending on the manner in which the original request was received.

    b. If the original request was not received via email or regular mail, the Township shall contact the requester in another way (phone, in-person, etc.) to advise them of the estimated actual cost.

CONSENT ITEMS

Department: Administration

Department Director: Tiphanie Mays, Assistant Administrator

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

Contract - O.R Colan - RW Acquisition - $2,000 - No Exp

Recommend approval of all consent items.

Rationale:

During the Right of Way acquisition for the construction of the Springdale Road sidewalk (PID 120861), the consulting agency determined that additional Right of Way needed to be acquired from the land owner for the temporary easement. Additional surveying and negotiating with the land owners is necessary.

O.R. Colan Associates
Phone: (330) 936-2812
Email: tjones@orcolan.com
Website: orcolan.com
Date: February 10, 2026

Client Name: Tiphanie Mays
Client Title: Assistant Township Administrator
Client Organization: Colerain Township
Address: 4200 Springdale Rd. Colerain Township, OH 45251

Subject: Modification Request Proposal and Work Authorization for Right-of-Way Services – HAM CR 96-3.92 PID:120861

Dear Ms. Mays,

Thank you for the opportunity to support Colerain Township on the HAM CR 96-3.92 PID 120861. This letter serves as both a formal proposal for O.R. Colan Associates ("ORC") to provide the requested right-of-way services and work authorization.

1. Scope of Work

ORC will provide professional right-of-way services in support of the HAM CR 96-3.92 PID 120861.

The scope includes:

- Revision to the valuation completed by a sub consultant under ORC's contract on parcel 15-SH
- Project Management of the appraisal revision for parcel 15-SH
- Revisions to all of the negotiation documents for parcel 15 and resubmitting the new offer to the property owner on parcel 15-SH

2. Schedule

Will remain the same as scoped with a District R/W Certification date of 6/19/2026.

3. Cost and Billing Terms

Task Milestone Payments: Consultant shall invoice the Client monthly for milestones achieved. Invoices shall include the Project Status Report (unless provided separately). Acquisition and project management fees shall be invoiced based on milestone completion for each activity for each unit as assigned.

Milestone payments shall be invoiced in the following manner:

- 100% of the Initial Title Work per unit fee, upon receipt of the title work,
- 100% of the Appraisal Report per unit fee, upon submission of an appraisal to client for review,
- 50% of the total Negotiation per unit fee, once an offer package has been mailed to the landowner(s).
- 50% of the total Negotiation per unit fee, once the parcel has been billed or submitted for appropriation to the client.
- 100% of the total Closing per unit fee, once the parcel is closed.

- 100% of Reimbursables fees will be invoiced as they are incurred.

If ORC begins work on any activity, and the activity is removed from ORC's scope, then ORC is entitled to receive payment for work completed to that point. A request for payment will be supported with appropriate documentation.

4. Project Cost (See Attachment)

Any changes to scope, timeline, or budget will be discussed and approved in writing before implementation.

5. Assumptions and Dependencies

- ORC will rely on timely access to project documents, parcel data, and third-party contacts.
- Legal descriptions and survey data are to be provided by the client.
- Due to federal funding, this project will be conducted in conformance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Uniform Act), Ohio Revised Code and ODOT Policy and Procedures.

6. Authorization

To proceed with this work, please sign below and return this letter. Work will begin upon receipt of authorization.

If you have any questions or need further details, don't hesitate to reach out directly. We look forward to continuing our partnership and delivering exceptional results on this project.

Sincerely,
Tracy Jones
Divisional Director
O.R. Colan Associates

Authorization to Proceed

A formal contract will be prepared and executed by Colerain Township, if they do not have one ORC will prepare and provide for review and signatures. This document will be attached as an exhibit to the contract.

[Client Name] Authorized Representative
Name: _____
Title: _____

Signature: _____
Date: _____

ORC Authorized Representative
Name: Tracy Jones
Title: Divisional Director

Signature:
Date: 2/10/2026

Attachments:

A: RW Acquisition Cost Proposal

RW ACQUISITION SERVICES COST PROPOSAL

Company Name: O.R. Colan Associates
District: 8 **Date:** 02/10/2026
PID NO.: 120861 **Task No.:** 1
Project CRS: HAM CR 96-3.92

Pay Item	Type of Unit	No. of Units	Fee Per Unit	Total Amount
2. Appraisal				
a. RE 95 Preparation	parcel			$0.00
b. R/W Appraisal Report (RE 25-17)	parcel			$0.00
c. Limited Scope R/W Appraisal Report (RE 25-17)	parcel			$0.00
d. Value Finding (RE 90)	parcel			$0.00
e. Value Analysis - Revisions to parcel 15	parcel	1	$500.00	$500.00
h. Project Data Book	parcel			$0.00
i. Project Management	parcel	1	$250.00	$250.00
j. Appraisal Trainee for RE25-17	parcel			$0.00
SECTION SUBTOTAL				**$750.00**
4. Title Researches				
a. Abbreviated Titles	parcel			$0.00
b. Full Title (42 year) Pcl. 12,13,14,23,41	parcel			$0.00
c. Title Update	parcel			$0.00
d. Project Management	parcel			$0.00
SECTION SUBTOTAL				**$0.00**
SECTION TOTAL				**$750.00**

Table split for Federal Authorization for Right of Way Acquisition

Pay Item	Type of Unit	No. of Units	Fee Per Unit	Total Amount
5. Negotiation				
a. Negotiation (includes letters, packets, negotiations, billings, document preparation, plan revision coordination, etc.)	parcel	1	$1,250.00	$1,250.00
b. Negotiation-package submission	parcel			$0.00

b. Bill of Sale Negotiation	Per BS Parcel			$0.00
c. Negotiation Trainee	parcel			$0.00
d. Project Management	parcel			$0.00
SECTION SUBTOTAL				**$1,250.00**
6. Closings				
a. Mail Out	parcel			$0.00
b. Formal (includes forms RE 30, 31, 44, 45 & 57 and etc.)	parcel			$0.00
c. Formal - structure parcels	parcel			$0.00
d. Title Update for Appropriation	parcel			$0.00
e. Lien Release	per release			$0.00
f. Project Management	per release			$0.00
SECTION SUBTOTAL				**$0.00**
10. Miscellaneous				
a. Red Books	parcel			$0.00
b. Meetings and Testimony for appropriations	parcel			$0.00
c. Property Management	parcel			$0.00
d. Specialty Appraisal Studies (Parking, Rent, Architectural etc.)	parcel			$0.00
e. Copies and Recording fees (reimbursable based on actual cost for Titles and Closings - receipts necessary)	parcel			$0.00
f. R/W Cost Estimate (RE 101)	parcel			$0.00
g. Relocation Conceptual Study	parcel			$0.00
h. Certified Mailings (actual costs)	parcel			$0.00
SECTION SUBTOTAL				**$0.00**
SECTION TOTAL				**$1,250.00**
GRAND TOTAL				**$2,000.00**

Project Name: HAM CR 96-3.92 PID 120861 Project Number: OH2107.000

CHANGE ORDER

1) **CONTINUING AGREEMENT:** This Change Order is issued subject to a Project Agreement dated September 2, 2025. This Change Order and the Terms and Conditions of the referenced Project Agreement are in effect and form this Change Order.

2) **SCOPE OF WORK:** Subconsultant will furnish and pay for all materials, supervision, labor, and equipment for the work as more particularly detailed in the Schedule of Values below. Subconsultant agrees not to perform any work outside of the scope of this Change Order and associated Work Order. If such work is performed it will be at the sole expense and risk of the Subconsultant, and Consultant shall not have any obligations or duty, whether pecuniary, indemnifying, or otherwise in nature, to Subconsultant relating to such work.

   Subconsultant's scope is described in further detail below:
   - See Exhibit A

3) **UPDATED NOT TO EXCEED AMOUNT: One Hundred Thirteen Thousand, One Hundred Forty Dollars ($113,140.00)**

4) **SCHEDULE OF VALUES:**

Description	Due Date	Quantity	U/M	Unit Price	Extension
See Exhibit A					
				CHANGE ORDER AMOUNT	$2,000.00

ORCOLAN:
~~CLIENT~~

BY: _____

_____
(printed name)

TITLE: _____

DATE: _____

CLIENT (JW)
~~O.R. COLAN ASSOCIATES, LLC~~

BY: _____

Jeff Weckbach
(printed name)

TITLE: Administration

DATE: 3/3/26

CONSENT ITEMS

Department: Police

Department Director: Ed Cordie, Police Chief

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

Donation Acceptance - Police Department - Cincinnati Moose Lodge No. 2 - $2,121.67

Recommend approval of all consent items.

Rationale:

Colerain Township Police Department is grateful for a $2,121.67 donation from Cincinnati Moose Lodge No. 2.