

Record of Proceedings: August 11, 2020
West Chester Township Board of Trustees - Regular Meeting

Convene: Chairperson Becker convened the meeting at 6:01 p.m.

Roll Call: Mrs. Becker, Mr. Wong, and Mr. Welch responded.

Pledge of Allegiance: Repeated by those present.

Citizen's Comments

Ron Rosenbeck, 8662 Indian Ridge Drive, CEO of Republic Wire, said trucks are left parked in front of his business overnight. He suggested that the placement of "No Parking" signs on the north side of Union Centre Drive would move truck parking to the south side where his business is located. He asked if they could post a time limit for parking on the south side because the "No Parking" signs will just move trucks to his side, the south side of the street.

Presentations

A video was aired from the Butler County Engineer's Office illustrating improvements and traffic flow on the new Union Centre Boulevard overpass Diverging Diamond Interchange (DDI). This was accompanied by comments from Butler County Engineer Greg Wilkens who commented on how the DDI originated and its safety, pedestrian walkway, operational, and cost benefits. He also thanked the Board for its help. Mr. Burks thanked Tim Franck, Barb Wilson, and local businesses. He then introduced West Chester/Liberty Chamber Alliance CEO Joe Hinson for comments.

Joe Hinson observed the local infrastructure developments since the UCB overpass opened in November of 1997 and the leadership role West Chester has played regionally. Thereupon he presented a plaque to the Board congratulating it.

Action Items – For Approval by Motion

MOTION made by Mr. Welch, seconded by Mr. Wong, to approve the Trustee Meeting Minutes for July 28, 2020. Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Wong, seconded by Mr. Welch, to approve the Trustee Meeting Minutes for the August 4, 2020 Emergency Meeting. Discussion: none. **Motion carried unanimously.**

MOTION made by Mr. Welch, seconded by Mr. Wong, to approve payment of bills. Discussion: none. **Motion carried unanimously.**

Mr. Burks submitted the following requisitions greater than \$7,500:

Requisitions – Greater than \$7,500.00

1. Services \$36,950.00 Kleingers & Associates – Design walls for Union Centre Boulevard I-75 interchange (Increase PO# S190052)

2. Services \$10,193.00 Capital Electric Line Builders – Purchase replacement parts for cross walk beacons on Beckett Ridge Boulevard at Beckett Station Drive

MOTION made by Mr. Wong, seconded by Mr. Welch, to approve payment of requisitions 1 and 2. Discussion: none. **Motion carried unanimously.**

Personnel Items

Mr. Burks introduced the next item recognizing the applicant's experience and qualifications. **MOTION** made by Mr. Wong, seconded by Mr. Welch, to create the part-time position of Administrative Assistant - HR; approve the job description; and hire Ms. Jody Hensley to the position of part-time Administrative Assistant - HR at the hourly rate of \$16.00 effective August 17, 2020. Discussion: none. **Motion carried unanimously.**

Business Items

Mr. Burks introduced the next item saying the Police department has been investigating the matter for some time. The Police, Fire, and Community Service departments have no objections to the proposed motion.

MOTION made by Mr. Welch, seconded by Mr. Wong, to approve Statutory Resolution No. 31-2020 authorizing the establishment of a "No Parking Zone" restricting vehicle parking, stopping or standing at any time for the entire length of Union Centre Drive, on the south and east/west sides, in West Chester Township, Butler County, Ohio. Discussion: Mr. Welch, referencing Mr. Rosenbeck's comments, suggested a time limit be imposed on the side of his business in order to prevent trucks from parking there overnight. Mr. Wong asked is the process would need to begin again. Mr. Burks said it may, but suggested the Board take an incremental approach and pursue Mr. Welch's suggestion at a later date if circumstances warranted it. Mrs. Becker said the Board should move forward with the motion and re-evaluate any additional parking restriction need at a later date. **Motion carried unanimously.**

MOTION made by Mr. Welch that, having reviewed the staff report and affidavit, we declare the properties listed on the West Chester Township Board of Trustees meeting agenda dated August 11, 2020 to be public nuisances as authorized by the Ohio Revised Code. Staff is directed to cause removal of the nuisances identified, and monitor these properties for 90 days to require continued compliance. An administrative charge of 25% shall be added to the contractor fee for these properties. Motion seconded by Mr. Wong. Discussion: none. (Fiscal Officer Note: The two subject properties were 6270 Strathaven Drive and 6310 Edgecliff Circle.) **Motion carried unanimously.**

First Reading of Resolutions & Reading of Emergency Resolutions

(Fiscal Officer Note: The following agenda item, First Reading of Resolution No. 32-2020 was addressed later at the 7:00 Public Hearing.)

Citizen's Comments

There were no citizen's comments.

Second Reading & Vote on Pending Resolutions & Vote on Emergency Resolutions

There were no second readings, or votes on pending resolutions or emergency resolutions.

Discussion Items & Elected Official Comments

Mrs. Becker observed the beginning of the school year and need for safety.

Recess to Executive Session

At 6:31 p.m., Mrs. Becker asked for a motion to recess the Regular meeting and go into Executive Session to consider (1) the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee per O.R.C. 121.22(G)(1), and (2) to consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance, & that confidential information is directly related to a request for economic development assistance, to protect the interests of the applicant or the possible investment of public funds. Motion made by Mr. Welch, seconded by Mr. Wong. Mrs. Becker said the Board would return to adjourn the Executive Session and to adjourn the Regular meeting. Discussion: none. **Motion carried unanimously.** Mrs. Becker declared a recess.

Post Executive Session

MOTION made at 7:09 p.m. by Mr. Wong to adjourn the Executive Session and resume the August 11th Regular meeting, seconded by Mr. Welch. Discussion: none. **Motion carried unanimously.**

Public Hearing 7 p.m.

Case # ZMA05-20; 8700,8720,8730 Cincinnati Dayton Road Properties

Staff report: Mr. Tim Dawson presented the staff report, including a PowerPoint presentation with aerials, staff comments, and case history. He said the purpose for the application was to bring the property in conformity with the recommended zoning, and to market the properties for future commercial use which would meet the B-1 development standards. Mr. Dawson concluded by saying the Trustees were to either approve the application, approve with modifications, or deny the submitted Zoning Map Amendment. No one on the Board had a question.

Mrs. Becker then invited the applicant to address the Board:

Vernon Demois Jr., 5906 Hazeltine Court, said the purpose for the application was to bring the property in conformity with the Land Use Plan, and that was his presentation.

Mrs. Becker then asked for comments as follows:

Proponent Comments: none.

Opponent Comments: none.

Neutral Comments: none.

Hereupon Mr. Dawson read the First Reading of Resolution 32-2020:

This is a Resolution approving a zoning map amendment from R-1 and R-2 to B-1 for Case #ZMA 05-20; 8700, 8720,8730 Cincinnati Dayton Road Properties:

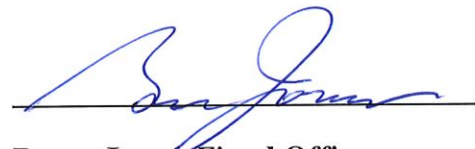
“Be it resolved on the basis of the above actions and findings, the West Chester Township Board of Trustees does hereby concur with recommendation of approval of the West Chester Township Zoning Commission and does hereby approve the Zoning Map Amendment from R-1 and R-2 to B-1”.

Mrs. Becker declared the Public Hearing closed.

Adjournment

MOTION made at 7:14 p.m. by Mr. Welch, seconded by Mr. Wong, to adjourn the August 11, 2020 Regular meeting. Discussion: none. **Motion carried unanimously.**

Respectfully Submitted,



Bruce Jones, Fiscal Officer

Approved,



Ann Becker, Chairperson