

Record of Proceedings: May 12, 2015
West Chester Township Board of Trustees - Regular Meeting

Convene: President Lang convened the meeting at 6:01 p.m.
Roll Call: Mr. Lang, Mr. Welch, and Mr. Wong responded.
Pledge of Allegiance: Led by a Boy Scout from Troop 940, William Cardy and repeated by those present.

Mr. Lang began the meeting by making two announcements: First, there would be no Second Reading for Case #10-2015, Springs at West Chester - Preliminary Development Plan for Case #ZMA 02-2015, scheduled for later that evening. He said the reason there would be no Reading was that the applicant, Continental Properties Company Inc., formally withdrew their application in a letter submitted two minutes before the meeting was to start. The letter was signed by Sara L. Johnson, representing the applicant.

Secondly, Mr. Lang said he would need to leave the meeting at 6:30 or 6:40 if it were still in progress due to his commitment to serve as the West Chester Township representative on the Board of the Butler County Emergency Management Agency.

Citizen's Comments

Darien Edwards, 5935 East Senour Drive, said he was representing the Homeowners Association of Preston Ridge. He said they were having more speeders on East Senour due to East Senour now connecting with Senour, as well as the fact a portion of Tylersville is currently closed to allow work by the Butler County Engineer's Office. Both instances contribute to East Senour realizing increased traffic as a traffic cross-through. Mr. Edwards asked if the township police department could input a mobile radar to serve as a warning to motorists. He also expressed the concerns of several residents who have been cleaning a drainage ditch. He noted it was in an easement and asked if the township was responsible for maintaining it or could help maintain it.

Presentations

There were no presentations.

Action Items – For Approval by Motion

MOTION made by Mr. Welch, seconded by Mr. Wong, to approve the Trustee Meeting Minutes of April 28, 2015. Discussion: none. **Motion carried unanimously.**

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

Mrs. Boyko submitted the following requisitions greater than \$2,500:

Requisitions – Greater than \$2,500.00

1. Adm \$35,213.87 Frost Brown Todd - Legal services through March 31, 2015 (various departments)
2. Fire \$5,663.36 Vogelpohl Fire Equipment – Repair foam system on vehicle 502, 2002 Sutphen Pumper (increase PO # S150294)
3. Fire \$4,736.00 National Academies Emergency Dispatch — Renew annual maintenance agreement for emergency medical dispatch software

MOTION made by Mr. Wong, seconded by Mr. Welch, to approve payment of requisitions 1 through 3. Discussion: none. **Motion carried unanimously.**

Personnel Items

Mrs. Boyko introduced the next item, noting it would bring the seasonal complement to six employees.

MOTION made by Mr. Welch, seconded by Mr. Wong, to hire two (2) 2015 April through October seasonal employees: Mr. Shane Kent Jenkins and Mr. Corey Lack (UCB Landscaping District) effective May 4, 2015 at the hourly rate of \$11.25. Discussion: none. **Motion carried unanimously.**

Business Items

MOTION made by Mr. Wong that, having reviewed the staff report and affidavit, we declare the properties listed on the West Chester Township Board of Trustees meeting agenda dated May 12, 2015 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. Welch. Discussion: none. (Fiscal Officer Note: The five subject properties were 7944 Pepper Pike, 8683 Willet Lane, 7919 Winterberry Place, 8885 Steeplechase Way, and 8442 Bluebird Drive.) **Motion carried unanimously.**

Mrs. Boyko introduced the next item saying the Fire Department had budgeted \$500,000 for replacement of Self Contained Breathing Apparatus (SCBA) Equipment to insure that the equipment was current on its life expectancy.

MOTION made by Mr. Welch, seconded by Mr. Wong, to advertise for the replacement of Self Contained Breathing Apparatus (SCBA) Equipment (CIP #630). Discussion: none. **Motion carried unanimously.**

First Reading of Resolutions & Reading of Emergency Resolutions

There were no first readings of resolutions or readings of emergency resolutions.

Citizen's Comments

Randy Simmons, 5924 Owl Nest Drive, representing the West Chester/Liberty Rotary Club, reminded everyone of the weekend's Buckeye BBQ Festival. He said proceeds would benefit local charities. He said this weekend's event was the last step in route to the state BBQ championship, qualifying the winner for the Jack Daniels World BBQ Competition. The Cincinnati Blues Society also assisted in arranging for 10 of the top blue bands to perform at the festival.

First Reading of Resolutions & Reading of Emergency Resolutions

There were no first readings of resolutions or readings of emergency resolutions.

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

Mr. Lang reminded everyone that there would be no Second Reading of Resolution No. 10-2015, a Zoning Map Amendment from "M-2" to "R-PUD" and Preliminary Development Plan for Case #ZMA 02-2015 – Springs at West Chester, because the application was pulled at the applicant's request.

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

Discussion Items & Elected Official Comments

Mrs. Boyko responded to the citizen's comment, saying she would speak to the police chief about allocating resources to their concern about speeding on East Senour. Regarding the citizen's concern about the drainage ditch, she said it was not a township responsibility, though they'll provide information to assist him and his HOA.

Mrs. Boyko also recognized the township employees relative Police Memorial Week, May 10–16, 2015, Emergency Medical Services, May 17–23, 2015, and National Public Works Week, May 17–23, 2015.

Mr. Welch observed that the West Chester Police Honor Guard were in Washington D.C. for matters pertaining to Police Memorial Week. He also commented on Resolution No. 10-2015, a Zoning Map Amendment from "M-2" to "R-PUD" and Preliminary Development Plan for Case #ZMA 02-2015 – Springs at West Chester. Mr. Welch said, had the application not been withdrawn, he would have denied the application, stating the proposed development was more of a suburban style development, but there needs to be a higher density, more urban style development for successful synergy. He didn't believe the proposal spoke to the needs of aging West Chester residents for upscale living and being able to walk places. He then read the following statement and submitted the subsequent motion:

"In the post-recession economy, the market and development trends are evolving more indiscriminately and at this time, the demand for many consumer needs exceeds the existing supply. This dynamic exists in the macro-economy and also in West Chester's micro-economy. This principle is true and can be applied to quality, renter by choice high density residences.

The economic principle is evident with the number developers who have approached the Township in the last eighteen (18) months, wanting to construct multi-family. I am a businessman and I integrate business principles into everything I think and do. It is with this value system that I strongly encourage the Board to join me in remanding the proposed use recommendation for the Varnau property back to the Land Use Planning Committee. I think the Land Use Planning Committee needs to revisit this property specifically and the immediate vicinity generally and integrate the post-recession changes in the economy into the proposed land use recommendation. I'd like to the Board to consider passing a motion as follows;

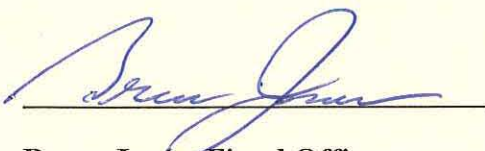
A **MOTION** to remand the West Chester Township Comprehensive Land Use Plan's proposed land use recommendation for the Varnau property back to the Land Use Planning Committee (LUPC) and direct the LUPC to review and integrate the Township's applicable vision plans, the demands of the market, and the existing and proposed land uses of the general vicinity into a possible modified finding". Motion seconded by Mr. Wong. Discussion: Mr. Wong said he would have denied the application had it not been withdrawn by the applicant, saying it was not a good use of the Comprehensive Land Use Plan, adding that he supported the motion. Mr. Lang said he supports the motion, and he supported the development proposal, saying that high density residential is needed in any downtown community. The businesses located nearby were depending on us having more residents in the downtown area. He would have preferred more of an "urban" look, but he said that was up to the developers and the landowners to decide, not the government. **Motion carried unanimously.**

Mr. Lang expressed his appreciation for our police, EMS, and fire department personnel – our first responders -- terming them heroes. He also expressed appreciation for our Services personnel. He observed Mr. Simmons's comments about the BBQ Fest this weekend. Mr. Lang also asked Mrs. Boyko to have Staff pursue recommendations in the next three to six months about recent state legislation pertaining to open container. Mrs. Boyko said Staff has been monitoring the legislation, and she hope to present something identifying all the location options within the next 30 to 45 days.

Adjournment

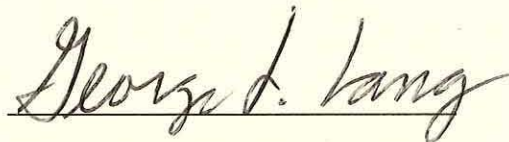
At 6:31 p.m., Mr. Lang asked for a motion to adjourn the Regular meeting and go into Executive Session with legal counsel for the purpose of considering and discussing current and pending litigation. The Board would not return. Motion made by Mr. Welch, seconded by Mr. Wong. Discussion: none. **Motion carried unanimously.** Mr. Lang said the Board would not return.

Respectfully Submitted,



Bruce Jones, Fiscal Officer

Approved,



George Lang, President