



**General Meeting**  
**January 20, 2008**  
**Springfield Township Community Center**

**Call to Order** President Joe Gorman called the meeting to order at 7:05 pm and led everyone in the Pledge of Allegiance.

**Minutes** Dick Meyer moved the minutes of the September 16, 2007, General meeting be approved. Motion seconded. Minutes approved.

**Treasurer's Report** Treasurer Rich Schafermeyer presented report year-to-date from last annual meeting:

Balance 3/18/07	\$5,653.73
Income	+ 2,205.72
Expense	- 1,455.00
Balance 1/5/08	\$6,077.79

This is a net increase of \$424.06 in that time period. (Detailed report attached.)

**COMMITTEES**

**Newsletter** Chris Auffrey noted we have experimented with a color edition of newsletter (which is on website) versus B/W printed on colored paper. The major drawback is the cost of color. Please give any comments to Chris.

**Land Use/Zoning** Ben Lawrence noted funding is not in place yet for the south portion of the Winton Road reconstruction; that portion covers North Hill Ln. south to North Bend Rd.

There is considerable national economic news regarding the high rates of mortgage foreclosures. What that means locally is unmaintained foreclosed properties. The Township is helping to lobby for a change in state law that would allow the Township to step in quicker to force property maintenance.

**Membership** Dick Meyer reported:  
181 members which is 90% of last year  
includes +3 new members, but -2 who have moved  
Dick encouraged meeting guests to join as well as spouses in households where only 1 resident joins.

**Website** Trustees Bill McMahan and Greg Hopkins are taking this on as a project.

**Nominating Committee** Jeff Decile reported the Nominating Committee recommendations for the three trustee slots: Mazie Hiedinger, Troy Edie, and Matt Rosensweet.

**Beautification** Sue Hummer presented the 2007 Beautification Awards for attractive yard displays

## **Awards**

that “make their little corner of the world enjoyable to neighbors and other passers-by.” Due to the drought we could have renamed them the “Yard Survival Awards.” Each resident was recognized and presented with a \$20 gift card to local merchant Burke Hardware for their yard needs this year.

4 awards were presented to:

Dan & Janet Leal, 9176 Millcliff Dr.

Jane Thielmeyer, 8668 Cavalier Dr.

Howard and Gretchen Fox, 8428 Arundel Ct.

Gregory Love and Shirley Love, 8753 Woodview Dr.

## **Program: “State of the Township”, Mike Hinnenkamp, Township Administrator**

### **Township Finance**

The third defeat of the Road Levy has required a budget review. The Township still wants to focus on SNAP (Strategic Neighborhood Action Plan) and economic revitalization.

Most township taxes collected are fixed—that is, millage is lowered when assessed property values increase to maintain a constant \$ collected. On January 1, the township must pass temporary appropriations (budget) and then final appropriations by March 31.

Things that likely will not be budgeted are brush pickup, the Summer Blast event, and the number of newsletter issues will be decreased.

The Township has formed a citizen Budget & Finance Committee to give citizen input. FCA members serving on the committee are Darryl Blitzer, an accountant; Chris Auffrey, past FCA president and professor of planning at U.C.; and Phyllis Taylor, CPA. Two areas of committee focus will be flat levy dollars and the future need for fire and police levies.

### **Winton Road Improvements**

The project is a Hamilton County project since Winton is a county road. \$ for the road itself are from SCIP (State Capital Improvement Project) funds voted by Ohio voters a few years ago. \$ are allocated to counties based on population. A county committee representing many political jurisdictions then divides out the county dollars to various projects based on a point system. Some points come from the local jurisdiction providing matching funds. In this case the Township is using part of the capital improvement money voted a couple years ago for streetscaping by paying the difference between the standard finish work and the upgrade (e.g. improved lighting, stamped concrete sidewalks, better landscaping). The township portion is \$2.4 million. Work is behind schedule on the current section due to delays in utility crews from Duke and Cincinnati Bell in moving poles and lines.

The next segment from North Hill Lane to Reynard through the Galbraith Road intersection is also funded in the same way. Bids are to go out in February, due in March, and the project may begin in May.

The north (current project north to Winton Woods Lake) and south end phase (North Hill Lane south to North Bend Road) have not been submitted to the County process. Questions would be priority within the county and township \$ that can be added to the project.

### **Old Kroger**

Cincinnati Financial is to complete a back-up data center there. There will be a new façade, grass and

mounded ground in front, and no sign.

### **Old Walgreens**

Walgreens has a remaining 5 years on their lease so they will be subletting to something noncompetitive.

### **Brentwood Plaza**

New Plan Realty has sold the Plaza to an Australian company, Centro Properties Group. However, that real estate company, which owns seven properties in Greater Cincinnati, is seeking buyers as a debt refinancing deadline approaches next month.

### **New Winton Road Retail Strip**

This may be built across from 5/3 Bank at south Compton and Winton on the property with the house in disrepair and the attached land. The potential developer is working on tenants, potentially a bank and a coffee shop. The area just south is already rezoned office; this property has not yet been rezoned for retail.

Question was raised on whether a traffic study has been done; there is already a traffic light at that 3-way intersection. The Township is not aware of such a study.

Chris Auffrey asked about the existence of a comprehensive zoning plan for the area which is important for court recognition of land use. Hinnenkamp noted there is a Winton Road Corridor Plan and a land use plan in place which are part of a comprehensive plan. There is not a true comprehensive plan in place.

### **Other Questions/Topics**

The Township **Chamber of Commerce** recently disbanded. Neither small local businesses nor national firms had the time to participate.

**Zoning cannot be used to discriminate** for or against certain businesses—if something is zoned office, any office is OK; if zoned retail, any retail is OK....

**Land at Compton and Fontainebleau** is supposed to go up for public auction. What might it become? It is zoned residential.

**Goodwill is planning a drop off and storage facility** on the north end of the Northern Hills Methodist Church property near North Bend and Winton across from Harbury. Question was raised on additional traffic at an already-dangerous section of Winton Road for turns, the look and location of the building on the land, and whether that was an appropriate use. It would be a conditional use of the church property and a Board of Zoning Appeals case.

**Galbraith Pointe?** The complex was built with the developer receiving a 15-year federal tax credit for providing low-income housing. That 15-year period is nearly over.

There is **potential for redevelopment of the whole area from Galbraith Pointe south to the Warder Nursery** property. The park designed for Warder Nursery is too expensive but could potentially become residential with pockets of park area. Finneytown Schools are looking at possible ways to reconfigure the schools and Whitaker School is adjacent to Warder. Some properties along Galbraith Road east of Winton are not well maintained. The Township has received some interest from retailers but has no parcel of property large enough to accommodate the need and developers are not willing to devote the time needed to package properties together. The Township has already purchased two properties in that area (which will be rented meanwhile).

A question was asked about the **possibility of forming a Community Trust** to purchase property and bank it and whether there is an inventory of bank-owned foreclosed properties. There are Community Improvement Corporations in the metro area. The First Suburbs group has discussed this. No, there is no inventory. Many bank-owned properties are not maintained. The Township may clean up a property and then add the cost to the tax bill for the property but that makes the property even more expensive to any potential buyer.

**Ohio S.B. 119 has been proposed to change state law on land reutilization** so that when property taxes are not paid, the township could prosecute a foreclosure proceeding, step in to acquire the property before it is offered at a tax sale, and then retain the property or sell it at less than appraised market value. This would be a useful tool to bank properties for redevelopment. [The proposed bill has been assigned to committee in the Senate but there has been no further action. For a bill summary and analysis, go to <http://www.senate.state.oh.us/> and search by bill number.]

#### **Community Events**

Rich Schafermeyer for Northminster Presbyterian Church: Fine Art Show, February 9, 10-4

Kelley Hickey for Finneytown Music Parents Association: Friday, February 15, 5-7 p.m., Spaghetti Dinner fund-raiser, precedes F.H.S performance of *Beauty and the Beast*. Contact Kelley for tickets. The musical is presented Thursday through Saturday at 7:30 p.m. at F.H.S.

#### **Announcements**

Upcoming FCA Meetings:  
March 17, Annual Meeting Superintendent Randy Parsons, Finneytown Schools  
May 18  
September 21

#### **Adjournment**

The meeting was adjourned at 8:40 p.m.

Recording Secretary  
Sue Hummer

