



ROSS TOWNSHIP RESOLUTION

RESOLUTION NUMBER 2016-020

RESOLUTION ENTERING INTO AN AGREEMENT WITH COMPASS POINT PLANNING FOR PRODUCING ZONING CODE FOR THE RECENTLY ADOPTED DOWNTOWN VENICE REDEVELOPMENT PLAN AND AUTHORIZING THE TOWNSHIP ADMINISTRATOR TO EXECUTE THE AGREEMENT

WHEREAS, AT Resolution 2016-012, the Ross Township Board of Trustees adopted its Downtown Venice Redevelopment Plan (hereinafter "the Plan"; and

WHEREAS, Ross Township desires to contract for zoning codes to be written to form an overlay district within the Butler County Rural Zoning Resolution (hereinafter "zoning code services") which details the provisions of "the Plan"; and

WHEREAS, Compass Point Planning desires to provide said "zoning code services" for "the Plan" at a cost not to exceed \$6,000; and

WHEREAS, Ross Township desires to enter into an agreement with Compass Point Planning for said "zoning code services".

BE IT RESOLVED, by the Trustees of Ross Township, Butler County, Ohio, as follows:

SECTION 1-A:

That Ross Township Board of Trustees hereby enters into an agreement with Compass Point Planning for the sum not to exceed \$6,000, substantially in the form of the Letter of Intent attached hereto as Exhibit "A", subject to modifications approved by the Township Legal Council on terms not adverse to the Township.

SECTION 1-B:

That the Township Administrator be and hereby is authorized to execute the Agreement with Compass Point Planning as authorized herein.

SECTION 2:

This resolution shall take effect on April 7, 2016 following the filing of this resolution with the Ross Township Fiscal Officer.

SECTION 3:

It is hereby determined that all formal actions of the Board of Trustees relating to the adoption of this Resolution were taken in an open meeting of the Board of Township Trustees and that all deliberations of such Board of Trustees were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

INTRODUCTION AND VOTE RECORD:

Trustee Wurzelbacher introduced the foregoing Resolution and moved its adoption, Trustee Willsey seconded the Motion. The roll being called upon the question of adoption of the Resolution by the Township Fiscal Officer, the vote resulted as follows:

Trustees: Willsey AYE Wurzelbacher AYE Yordy AYE

Adopted at the meeting of the Ross Township Board of Trustees this 17th day of April, 2016.

Raymond Wurzelbacher
Raymond Wurzelbacher, President

Ellen Yordy
Ellen Yordy, Vice President

Thomas Willsey
Thomas Willsey, Trustee

AUTHENTICATION

This is to certify that this resolution was duly adopted by the Board of Trustees, and filed with the Ross Township Fiscal Officer, this 17th day of April, 2016.

Judy Hoffman
Judy Hoffman
Ross Township Fiscal Officer

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April 1, 2016

Bob Bass
4055 Hamilton-Cleves Road
Hamilton, Ohio 45104

RE: Overlay District

Dear Bob:

Per our discussion, I have put together this proposal to assist Ross Township in the development of an overlay zoning district to address the Venice Downtown area as a direct implementation of the township's plans. Based on our initial discussions, the following is a summary of the tasks that I would propose to undertake with assistance from McGill Smith Punshon.

1. We will work with you to coordinate a meeting with Butler County zoning staff to discuss ideas for the best way of addressing zoning for the Venice area within the county zoning and identify alternatives that the county would potentially be open to incorporating into the zoning resolution.
2. We will facilitate a meeting with the property owners in the study area to discuss issues and concerns related to zoning and implementation of the plan.
3. We will meet with Township Trustees to preliminary discussion options for the overlay district and decide on a direction for drafting the district.
4. We will draft the language for the zoning district and submit it to the township for distribution to the County staff, Township Trustees, and affected property owners for review prior to any meetings.
5. We will facilitate up to three meetings with the property owners to discuss the zoning. In between any meetings we will make appropriate revisions.
6. We will prepare a public hearing version of the zoning district that may be used for the zoning text amendment process.
7. We will present the draft zoning language to the County Planning Commission and County Commission as part of the public hearing process to adopt the zoning text as the new overlay district for the Venice area.
8. After adoption of the amendments, I will provide the Township and County with a copy of the amended text in Microsoft Word format.

For the above tasks, I would propose to complete the above work tasks on an hourly basis, not to exceed \$5,305 based on my hourly billing rate of \$105 and McGill Smith Punshon's hourly billing rate of \$100. I estimate that this work will take approximately six months to complete, depending on the timing of meetings and public hearings.

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EXHIBIT "A"

This proposal assumes that the County's legal council will be responsible for providing the legal review of the draft amendments.

Feel free to contact me to discuss this proposal further. I can be reached at 513-201-5183 or wmoeller@compasspointplanning.com. If the proposal is acceptable, please sign on the provided line below.

Sincerely,
Wendy E. Moeller, AICP
Principal/Owner
Compass Point Planning

Authorization to Proceed:

Ross Township – Authorized Signature Date