



## **Greenhills Comprehensive Plan**

### **Community Meeting - March 26, 2009**

Purpose: dialogue between steering team members and the community:

- Does the vision align all the parts of the community?
- Does it provide a common direction?
- Any comments about the goals?
- Any additional objectives and or strategies that she/he would like to see added.

# **Transcripts**

Note: Every comment recorded was assigned a reference number.

All comments are listed in sequential order.

The number does not imply any prioritization or hierarchy.

## **IMAGE – Facilitator: Ann Krebs**

### **Page 1**

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1. Doesn't want to lose her building
2. Rental concern
3. Keep rental properties clean and safe
4. Make landlords enforce
5. National historic landmark status now
6. No longer feel safe
7. Lack of pride
8. Losing identity
9. Ordinances not enforced by police or council
10. Village Council doesn't respond to some citizenry
11. Working on cars in parking lot within time frame
12. Neighborhood watch
13. Gas station return
14. More police presence
15. Put the commons to better use
16. Bring Huttenbauer into the fold to become an interested member of our community image
17. Recycling costs money

### **Page 2**

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18. Five to ten year plan
19. Redirect our vision from shopping center to commons
20. Make Winton Road corridor more attractive
21. Encourage the owner of shopping center to improve shopping center
22. Capitalize on being a greenbelt community
23. Market single professionals, middle-aged, and older to move to Greenhills
24. Increase volunteerism
25. Signage (Welcome to Greenhills signs and park signs)
26. Make landlords responsible for rentals

### **Page 3**

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27. Higher fines for unkempt property
28. Enforce existing codes
29. Promote more unity instead of division within the community
30. Annual home tours
31. Image to reflect volunteerism to get projects done and to attract new families into the village
32. Roadside banners down Winton Road
33. Spruce up Winton Road corridor
34. Ask businesses owners to adopt planters down Winton Road
  - o Ex. Springdale and Wyoming

**Page 4**

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- 35. Image of Winton Road
- 36. Build new shopping center at Johnny's Toys location
- 37. Finish facing the shopping center
- 38. Upkeep village owned property
- 39. Civic responsibilities
- 40. Look at grants for beautification of Greenhills
- 41. Make Greenhills more bike friendly
- 42. Need five year plan versus twenty year plan

**Page 5**

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- 43. Communication within the community
- 44. Free recycling bin
- 45. Ask metro to be a park and ride
- 46. Rain water barrels
- 47. Alternative energy for residents
  - o Solar or geothermal

From: Christine McDaniel  
To: Catalina Landivar  
Cc: Todd Kinskey  
Subject: Image Notes  
Sent: Fri 3/27/2009 3:18PM

Please find attached the notes from the Image table that I facilitated. My goal was to capture the information as close to verbatim as possible so I did not miss anything.

There were consistent themes throughout my three groups, however it was very clear that from a visual perspective you could not separate "image" from the "Village Center". The people I spoke with were more enthusiastic about providing their feedback vs. reviewing the plan, so there was not much validation regarding objectives such as; LEED, rain gardens, Wi-Fi etc. However, a few people who were not in my groups approached me with some questions/comments. They wanted to provide feedback on "images", but wanted to sit in on the groups that were more significant to them. I documented this information at the end of my spreadsheet.

Christine

## IMAGE – Facilitator: Christine McDaniel

### Group 1

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48. 20 years ago our image was defined by a viable shopping center and our own school system. We cannot be defined by this anymore, need to get back to it. People came from Forest Park and other communities just to shop in Greenhills. Kids could walk to school.
49. Improve neighborhood appearance. Zoning ordinances required for motor homes, trailers and boats. It makes the neighborhoods look bad.
50. First impression of Greenhills (non-residents) is the shopping center. Need it to be more attractive and useful. There are no signs that tell us what businesses are there.
51. Feel like we have lost our “hometown center”.
52. Remodel shopping center as originally intended.
53. Shopping center not handicap accessible. Ex. Can’t bring motorized chair into library.
54. Village should purchase Johnny’s Toys.
55. Fresh Market at Johnny’s Toys.
56. Bring back Farmer’s Market.
57. Sell Greenhills by highlighting the external assets; Winton Woods Park. Only reason they moved to Greenhills was to be close to the park. Will not use school system, going with private education.
58. Greenhills needs to be cleaned up. Want small town feel back at shopping center, ex. Gil’s variety store. Want Mayberry feel back where organizations helped each other and the elderly.
59. Fire Department is wonderful. They help the elderly.
60. Want a stronger community that is elderly friendly.
61. Highlight pedestrian and bike accessibility.
62. Detriment is older housing stock
63. Too many cars parked on street, getting dangerous. Other means of transportation required; ability to walk, ride, bikes, use golf carts throughout neighborhoods.
64. Cars block driveways. Looks bad and is unsafe.
65. Want to know how much Section 8 housing do we have? Need to address this issue, gives bad image of the community.
66. Enforce existing ordinances.
67. Zoning ordinances – take care of what we can right now in regards to housing and commercial. Nothing gets by.
68. Revisit, rewrite laws to keep Greenhills clean.
69. Shopping center has owner and management issues.
70. Need to take control of shopping center.
71. Biggest problem with image is the school system.
72. Get the school system back.
73. Need to market Greenhills, we have not done it.
74. Tap into real estate agents so they can highlight the positive.
75. Real estate agents turning people away from Greenhills because of the school system.
76. School system has pluses, like diversity (many nationalities). People who grow up in diverse backgrounds are more prepared for life.
77. School system is not diverse “my grandson is the only white kid in his class”.
78. School system is not a reflection of the demographics of Greenhills, tough to sell, impacts image.

79. Need to attract parents who want kids to learn.
80. District has done a beautiful job maintaining the white building and using museum. Restoration in library and Hall of Heroes.
81. Want to see white building turned into an Arts Center.
82. Greenhills is the only community in town enclosed by parks and green space.

## **IMAGE - Group 2**

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83. Winton Road first impression is shopping center, land, grass. Maintenance required. Needs to be kept up.
84. People who come from the outside do not know Greenhills, they see what they see.
85. Want the necessities back; doctor's offices, grocery store, schools, community building. Need to be able to walk to all of these.
86. Bring our community back. Have a school where Johnny and Susie are actually neighbors. Eleanor Roosevelt wasn't stupid when she designed this concept. The plan already exists.
87. Attract people that have the same values.
88. Kids they go to school with are kids they all play with.
89. Impression is better since they took down some apartment buildings.
90. Viola properties improved with security lights. Safer neighborhood.
91. Housing judging awards for incentives.
92. Architectural awards (specific historic district)
93. Need to sell village owned homes. Investor Non-Profit Partnership Program. Functional non-profit organization with cash to help private investors on down payment. Front money to buyers and pay back when they get their tax credit.
94. Glendale has squirrels, we need something. Suggestion Pioneer.
95. Negate the Pioneer and bring in the Raccoon as a marketing tool. Raccoons on bikes, raccoons swimming. We have a raccoon living in every sewer opening. Everyone has a raccoon story.
96. Never a better time for Greenhills to shine.
97. Quality people and stabilizing housing is achieved through ownership.
98. We are in a pickle with the shopping center.
99. Bowling Alley in Johnny's Toys.
100. Improve recreation.
101. People who come into town (soccer, sporting events) can't find drinking fountain or bathrooms. We need bathrooms. Need amenities where we have games and common areas.
102. Want people who come in to Greenhills to say "wow, what a neat community". Take advantage of the people who come in to the village. Leave a good impression.
103. Winton Road, don't know when you're entering Greenhills, or leaving Greenhills. You can tell "leaving" by seeing the "welcome to Springfield Township" sign.
104. For those people coming in to the village through Winton Road, it takes less than a minute to get from one end to another. We have a very short period of time to tell our story.
105. No continuity in town; green street signs and blue street signs.
106. Question: House on Carini (butterfly house) what is it and why is it in a residential area? Are we zoned for assisted living? Curve around that house is dangerous.
107. Big signs and slogans "Bicycling Capital of Hamilton County – 18 miles of trail". Say it's going to be something and make it happen.
108. Find a brand and market a reason (destination) people will come here.

109. Plenty for adults to do (car show) but the youth has no where to go, or hang. Suggestion: skatepark with bathroom.
110. Radar Walt: everyone has a Radar Walt story (Barney Fife reputation). Both good and bad, he kept Greenhills safe, but kept others away from businesses because they didn't want to be caught by Radar Walt. Happy medium needed, but maintain a safe image.
111. Need a Trader Joe's.
112. Johnny's Toy's turned into a recreational facility that sells; kayaks, canoes, boating, fishing, camping supplies. Recognize Winton Woods as a business asset.
113. Johnny's Toys to include; landscape offices.
114. Branding; "Home of the Naked Cowboy". Place a sign in Greenhills.
115. Make the raccoon the new mascot "Greenhills Recreational Capital of the World"
116. Need to improve appeal of shopping center and entire corridor. 55,000 people go up and down Winton Road in one day
117. Change what we can control

### **IMAGE - Group 3**

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118. Positive: the Commons. People like the gazebo, lights at Christmas.
119. Incorporate groups of benches, under a tree, on the Commons so it can be more of a social group setting. Ex. Creamy Whip tables. Bring that concept to the Common are and corners of the shopping center. Create "pockets" for socializing. Make tables concrete so people don't run off with them.
120. Shopping center not owned by village, but needs to be kept clean.
121. Big groups of kids, gangs, scaring people away because they just hang out at the shopping center.
122. Kids hang out during the day and use foul language.
123. Greenhills use to have more youth activities at churches. Village should work with the churches to help create more youth activities.
124. Police should question kids who are hanging out during school hours. Incorporate patrol officers.
125. Have the school district partner with the police force regarding early dismissals.
126. Cars go too fast. Slow traffic down with traffic circles and islands.
127. Homes not being kept up. Trash does not make Greenhills inviting.
128. Farragut is not a pretty image. Garages look bad.
129. Strictly enforce ordinances.
130. Junk laying around on days that are not "garbage days".
131. People put garbage out in plastic bags. Dogs and raccoons get into it the night before and it's thrown all over the curb side the rest of the week. All garbage should be in plastic containers.
132. A flyer of basic ordinances and emergency numbers should be given to the villagers on a periodic basis. Landlords should be required to give this flyer to all tenants and should be held accountable.
133. Quarterly communication on leaf removal, ordinances, barking dogs, dogs on leashes, trash, reminding people to recycle.
134. Enforce what already exists. Develop a plan of action; first give a warning and then implement action plan..
135. Landlords who evict people should inform the village. There is always excessive garbage and the tenant, or landlord, should be held accountable. If village cleans up, bill the landlord.

136. Hold landlords accountable and have them adhere to rules. The village is a landlord and should set an example.
137. Image of all playing fields; needs to be kept clean, more waste baskets and amenities. People from the outside see this.
138. People come from many areas and see broken glass. Village needs a good cleaning.
139. Periodic Pick-up Days for residents.
140. Garden Club tries to do what they can, but cleanliness of the village is a big issue.
141. Fourth of July Festival; music they play brings in an undesired element and discourages the elderly and families from participating. Kids come in from other areas.
142. A strength is that in Greenhills you can get to know Council people. When things are going on they knock on the door regarding functions, or politics.
143. We are lucky to have post office and library. People think it's special.
144. Before you never had to leave the village. We should work to get the essentials back, ex. Wild Oats, but that may be too expensive for some.
145. Schools have had an impact on this village. The image is not good. We need to bring our neighborhood schools back.
146. Johnny's Toys needs economic push like a recreation center for families.

**CONCERNS/QUESTIONS ASKED THROUGHOUT THE EVENING, HOWEVER OUTSIDE OF THE GROUP SESSIONS:**

- What do you mean by “residential districts”? (I directed them to Jane for clarification)
- Different pavement similar to Springfield Township; “absolutely not, that looks hideous and it's a waste of money”. (Told him I would document it and asked him to join our group for the next session, however he was more interested in other areas. He just wanted to let me know.)
- Rain Gardens? LEED? She stated: “I can't respond because I don't know what it is” (Told her that others on the Committee could better answer, like Terri Treinen and Neil White)
- Include; “promoting the assets of the private schools. There is more benefit to promote private vs. public”. (Noted the information from a marketing standpoint, however they moved to schools/education)
- What are all the organizations in Greenhills? List them so we can use them as resources. (I said that I would forward to the project managers, I thought it would be a good idea to include in the plan so we know what our resource assets might be.
- I could not explain Duke Energy Pilot Project Smart Grid

## THE VILLAGE CENTER – Facilitators: Jason Covalcine and Jeff Palmer

### Page 1

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147. Signage on Shopping Center
148. Talk to Wal-Mart and Kroger about buying the Shopping Center, then have individual stores = buying power
149. Upkeep around the shopping center
150. Park and play ground: behind community center
151. 13-18 age group activities
152. Be prepared with how we would want to use the money
153. Dog Park
154. Farmers' Market
155. Make more people friendly
156. Code violations
157. Fresh food market
158. Bond issue to buy property
159. Sales: marketing sales team for the village (salesman)
  - o One main director
160. Clean up village and areas of shopping center
161. Rejuvenate historical look of buildings
162. Signage along green space along road
163. More family / community events
164. The unappealing look of the shopping center; trees / shade areas in front of shopping center
165. Pedestrian bridge
166. Get grants to make beautiful
167. Bike trails: make more walking / biking friendly
168. Speed limit modification through village
169. Connect with park

### Page 2

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170. Unified color style to buildings
  - o Winton Woods look
  - o Rustic
171. Activities / events on green
172. Change around shopping center
173. Buyers co-op market (Natural Foods)
174. Look at it like a historic landmark
175. Bands on the green / art fair on green
176. Art Deco Sign: Period 1938-1940
  - o White cement, chrome trim

177. Loan availability
178. Look at buying Johnny's Toys lot
179. Retirement center / medical
180. College consulting / marketing plans
181. Find what kind of businesses want to change our demographic
182. Code enforcement for shopping center
183. Find a way to have our own person for inspections
184. Advertisement issues (signs)
  - o Common signage
185. Need something inviting
186. General cleanup around shopping center front and back (360 degrees)
187. Make plan less 2020 plan and more of a 2010, 2015, 2020 gradual plan
188. The area across from the legion to become something like business offices
189. Keep the library!
190. Promote handicap accessibility
191. Kids congregating at Ameristop
192. Make commons more inviting
193. Vendor on the green
194. Water fountain / bathrooms
195. Quarterly festivals
196. Farmers' Market in front
197. Public restrooms

## **COMMUNITY LIFE – Facilitator: Barbara Bradford**

### **Page 1**

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198. Playground area for younger kids on the commons
199. Welcome wagon / or packets for new comers
200. New shopping center
201. Rebuild homes, many home are outdated
202. Destination shopping
203. Signs / advertisement
204. Keep landscaping up
205. Creamy Whip needs to be cleaned – looks dirty
206. Gas Station
207. Family-friendly place
208. Lower speed limits
209. Skate Park

### **Page 2**

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210. Buy Johnny's Toys and make it a shopping center to sell the old one out or make it a skate park for kids
211. Kids playground
212. Improve baseball fields
213. Create a dog friendly community (dog park)
214. Turn vacant lots into community gardens
215. Summer programs for kids
216. Patrol more teen populated areas after school
217. Strengthen the case for library

### **Page 3**

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218. Emphasize retaining the library
219. Community field days
220. Street party's only for residents
221. Promote the commons more
222. Pass out donations for summer concerts
223. Rain garden to make own produce
224. More support for schools – schools need to reach out to the community
225. Community websites that notifies meetings, concerts, etc., agenda's and ordinances that email people on council
226. Two opportunities for people to speak

**Page 4**

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- 227. Community news letter
- 228. Flyers didn't get distributed
- 229. More details about meetings
- 230. Community-wide survey
- 231. Rentals that village owns are not doing credit checks or background checks
- 232. Refurbish housing
- 233. Poorly managed rentals in the village
- 234. More community gardens
- 235. Ban terrorists websites in community
- 236. Paint the light posts at the shopping center

**Page 5**

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- 237. Put signs on streets to mark historical district
- 238. Name some of the historic rental buildings – put plaques on them
- 239. Better vintage
- 240. Festivals with themes to them
- 241. Pricing between residents and non-residents at the pool should increase

## **SCHOOLS/EDUCATION - Facilitators: Camille Nasbe and Chris Newcomer**

242. Desire for local private school
243. Desire for free school-based after school/weekend recreation and enrichment.
  - Free movies & popcorn, multi-age.
244. Develop adult education professional development, adult basic education, as well as recreation & enrichment “Communiversities”.
245. Develop community schools for Greenhills (K – 12)
246. Develop a multigenerational program in the schools (e.g. mentors, grandparents, adopt-a-family, intergenerational exchange)
247. Promoting continuing school services & benefits to the community (e.g. mentors, grandparents, adopt-a-family, intergenerational exchange)
248. Develop neighborhood schools.
249. Developing a strong system of schools must be the priority.
250. Greenhills has lost its identity as a result of the district being “Winton Woods”.
251. Build upon what we have rather than tearing down & starting over.
252. Develop private & charter alternatives.
253. Support your schools.
254. Greenhills older residents are against levy.
  - Bring K-6 schools back
255. Could name of district include more identification with communities?
256. Financially it’s difficult to have our own system of schools.
  - Why do we have to denigrate our public schools?
257. Can the district develop a marketing plan?
258. We need to create a sense of security for our children.
  - We need to challenge all students
259. Can we bring Greenhills & Forest Park families together?
  - We have joint sports/recreation programs?
260. Supporting our public schools is a civic responsibility.
261. Improve the negative perception of Winton Woods Schools so new young families will want to move to & stay in Greenhills.
262. I like the small town feel of Greenhills & the blend of consolidating the schools.
263. Hook online school news to Greenhills, as well as Forest Park.
264. Stimulus money should be spent on kids.
265. Priorities need to be changed, equal education.
266. Disappointed with reconfiguration.
267. Great kids at high school.
268. Doesn’t fit in with neighborhood.
269. Hard on families – have an apprenticeship for junior high or high school.
270. Build a sense of community.
271. Know kids at an early age.
272. Homeschoolers had access to gym for free.
273. Keep library facilities open.

## SCHOOLS/EDUCATION – NOTES FROM NOTEPAD

- 274. Localized Private School
  - 275. Promote benefits to community
  - 276. Benefits – track
  - 277. Advertisement!
  - 278. Continuing benefits
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- 279. Higher academics with split schools
  - 280. Greenhills community school within neighborhood
  - 281. Walk to school
  - 282. Has to keep strong district
  - 283. Build on what we have
  - 284. Elderly will not vote because of feeling left out
  - 285. Bring schools back to Greenhills
  - 286. Identify communities in district more
  - 287. Why degrade public school district
  - 288. Negative community
  - 289. Marketing!!
  - 290. Wide range of involvement
  - 291. Grow up and take care of ourselves and children
  - 292. Care about all of kids!!
  - 293. Winton Woods ?
  - 294. Negative perception
  - 295. Like blend

## HOUSING & NEIGHBORHOODS – Facilitator: David Adams

### Page 1

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- 296. Trucks available for fixing house
- 297. Residents (widows) won't be able to pay fee
- 298. Fees for labor to do the work
- 299. Want to reeseise historic buildings (color, etc.) (German design)
- 300. Limit Section 8
- 301. More homeownership
- 302. Village own rental may be available for senior residents
- 303. School popularity affect on housing (loosing schools)
  - o Greatly important
  - o Hard to keep family in the village
- 304. Agree with taking down houses that are beyond repair
  - o New houses should be more like original design
- 305. Need for first floor bathroom
  - o Need for one story houses

### Page 2

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- 306. Two age groups – seniors and young families – no group in-between
- 307. Not a lot of oppportunity for aging in place
- 308. Need more houses for seniors
- 309. More single residents (universal)
- 310. Houses comfortable for everybody (ADA accessible)
- 311. Require license for landlords
- 312. Rental houses are too many
- 313. More enforcement of codes
- 314. Need building inspectors
- 315. Places for children to play
- 316. More clean pocket parks
- 317. Schools are important to keep the community
- 318. Enforcement of sidewalk usage, parking, and the number of commercial vehicles

### Page 3

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- 319. Space for parking
- 320. Restriction on boats, trailers, and large vehicles
- 321. Houses
- 322. Supervision on children
- 323. Prefer single-family dwellings
- 324. Larger back yards
- 325. Price range between 100-200k
- 326. Patio home for seniors with basement (tornado zone)
- 327. Golf course should be used for more recreational purposes than just golf
- 328. Shopping center important to housing
- 329. Transportation for senior shopping
- 330. Keep the community field

#### **Page 4**

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- 331. Sidewalks and walkways are important to the community
- 332. Make crossing roads easier (Winton Road)
  - o ADA accessible
- 333. Texture crosswalks
- 334. Pedestrian bridge
- 335. Better code enforcement
- 336. Easier communication between residents
- 337. Harder enforcement on absent landlords
- 338. Teach new residents to maintain houses
- 339. Community pitch-in to help neighborhood
- 340. Address Section 8 landlords
- 341. Less restrictions on renters
- 342. Landlords are the problem
- 343. Current redevelopment has been a challenge by surrounding areas
- 344. Lack of four bedroom homes

#### **Page 5**

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- 345. Bathrooms and closets are too small
- 346. New buyers want homes that are ready to move in, not fixer-uppers
- 347. Promote small town feel, great benefit
- 348. The looks on Winton Road are not welcoming
- 349. Need a landmark [gateway] sign on Winton Road
- 350. Maintain vacant Johnny's Toys building

## HOUSING & NEIGHBORHOODS – Facilitator: David Moore

### Page 1

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351. Lost our identity with changes in school system
352. Need more variety in housing stock
353. Newer residents don't know history of Village
354. At one time didn't need transportation – shops available for most needs
355. Is there a development planned? What price range?
356. Need grocery, drug store, meat market
357. Council apply for National Historic Status NOW
358. Discussion on tearing down housing
359. Like the improvements for recreation
360. Senior housing in redevelopment area
361. Multi-use commercial with residential
362. What are use / utilization of community building?
363. HUD as landlord – complications can take a long time to resolve
364. Owner-occupied vs. rental
365. Renters and homeowners looking for other styles
366. Discussion on trying to keep CVS in community
367. Can the village buy the shopping center?
368. American Legion is declining
369. Government units on Farragut well maintained and rehabilitated
  - o (Forrest, Lytle) photograph & show - peer pressure?

### Page 2

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370. Question if village still owns rental units
371. Village is not really marketing what all it has to offer
372. Improve appearance – cleanliness – peeling paint – broken windows – driveways and cracked sidewalks – enforce ordinances
373. What is procedure if someone is in violation?
  - o Get notice, warning, cited to court
  - o Attempt to inspect all properties in 5 years
374. Walking community – sidewalks not cleaned – bushes overgrown – give notice and take to court downtown?
375. What buildings involved in “Historic Register?”
  - o All government units – A,B,C,D,F shopping center, community building
376. Need for senior housing – suggested Johnny's Toys
377. What percent of Section 8 housing mandated / permitted
  - o No limit – want to disperse people out into Hamilton County at one time – no greater than 7, but agreement ahs run out – residents in village very concerned
378. How well does the village promote HIP program?
  - o Greenhills has high participation in program
379. Big concern is to save Greenbelt
380. Will there be a driveway behind Damon Road to Alzheimer's center?
381. Maintain interior parks – sidewalks in disrepair
382. “Green” if cut down old trees – replace?
383. Big Burley park – do not change to parking lot – do not loose park

384. Need a charter school / put senior center on top

Page 3

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- 385. Houses that are owned by the Village and structurally unstable will be torn down
- 386. Enforce codes
- 387. Define / clarify redevelopment plans so no misunderstandings
- 388. Clean image up – bushes are greater than 5 feet across sidewalk – cars parked randomly – garbage comes out in front of houses for more than one day – cars parked across sidewalks
- 389. Sanitary conditions of Village – diapers and mess on ground after Rumpke leave area
- 390. Tree fell on townhouse – still there several months later
- 391. Is parking in one direction or both? Enforce code or change code
- 392. Encourage police to look for code violations
- 393. Don't like parking both ways
- 394. Don't like unpainted wood on front of houses
- 395. Need services in community – gas station, grocery - would like a walking community – build a competing shopping area (Johnny's Toys)
- 396. Are areas other than Potter Hill being considered for development? We're considering DeWitt Court for condos
- 397. Landominiums sold well in village

Page 4

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- 398. 2-3 story homes with elevators should be considered
- 399. Housing styles important - but schools bring in kids – if housing is cheaper school tuition will be more affordable
- 400. Which houses truly have historical significance?
- 401. Moved here for conveniences / walking community – churches – pool – chose home on internet – how do we market ourselves on internet?
- 402. Have (Architects) develop presentations on how government units can be updated to show to interested people

## OPEN SPACES RECREATION & COMMUNITY SERVICES - Facilitator: Neil White

### Page 1

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- 403. Destinations when walking
- 404. Work with school district or owner to keep care of environment
- 405. Owners of areas of grass (green spaces) take care of it and keep boundaries
- 406. Parking issues at parks, especially Palma
- 407. Street crossing problem
- 408. POSSIBLE bridge for safe crossing over Winton Road (or under)
- 409. Tree trimming under wires
- 410. Taking trees out and moving from wires. Creating smaller trees.
- 411. Creating new area (skateboarding park, new picnic area, etc.)
- 412. Possible senior center in community
- 413. Expanding concessions
- 414. Improving restrooms
- 415. Bleachers at ball fields
- 416. Potential dog or pet park

### Page 2

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- 417. No playgrounds in parks
- 418. Specific Playgrounds. Get people to go around the parks
- 419. Create more grassy areas
- 420. Get word out about C.B. availability
- 421. Village obtain area behind C.B.
- 422. Village obtain area behind C.B.
- 423. Owner confusion of sport areas
- 424. Gain availability of booking of recreation facilities
- 425. Strong and active Recreation Commission
- 426. Concern about liability of issues. Relative importance vs Playgrounds
- 427. Like restrooms facilities at parks.
- 428. Concession stands at playgrounds
- 429. Link parks with trails
- 430. Mark trails with mile markers
- 431. Community gardens
- 432. Remake country club
- 433. Have space theme
- 434. Possible butterfly garden
- 435. Maintain canopies
- 436. More street light
- 437. Do trees invite people or make them leave.

- 438. More uses of community center
- 439. Think of uses of this community center
- 440. More work-out facilities
- 441. More connection of trails and parks
- 442. Ditch golf course
- 443. New structures
- 444. Possibly new Johnny's location
- 445. Gold course – Dog Park
- 446. Find way for golf course area to gain money
- 447. Village works with locals
- 448. More playsets or play areas
- 449. Possible gardens
- 450. No parking on green spaces
- 451. Smarter tree plantings (no sap or berries, good full color)
- 452. Create good mixture of trees
- 453. Potential wildlife gardens
- 454. Plant new types of trees

**OPEN SPACES RECREATION & COMMUNITY SERVICES - Facilitator: Mike Viola**

- 455. 2029 way too far. . . . 5 – 10 year plan instead
  - 456. Draft is more like “Vision Statement” rather than “Comprehensive Plan”
- 

- 457. Add development in open spaces – volunteer basis
- 458. Linkage to Hamilton County Park
- 459. Alternative neighborhood vehicles (golf carts)
- 460. Recreation complex – Where (recreation center like Springdale)
- 461. Open spaces not really used now
- 462. Multi-use play areas
- 463. Community gardens/rain garden – volunteer – food to charities?
- 464. Commons is underused
- 465. Bathroom for public use

**OPEN SPACES RECREATION & COMMUNITY SERVICES - Facilitator: Jane Berry**

**Page 1**

---

- 466. Preserve greenbelt around Village
- 467. Develop a “Dog Park”
- 468. Repair, maintain, enhance existing recreational facilities (ex: basketball/tennis courts)
- 469. Develop revenue sources for recreation
- 470. Create “Volunteer Coordinator” position to develop resources / projects
- 471. Revive Recreation Commission
- 472. Utilize Village website to recruit volunteers and project participation
  - o Link to community blogs / groups / websites
- 473. Develop family oriented activities
- 474. Utilize high school students and youth in community to coordinate / conduct activities (community service)

**Page 2**

---

- 475. Clean up / redevelop existing parks
  - o Ex. Big Burley / organize volunteers to perform work
- 476. Community gardens
- 477. Winton Road pedestrian bridge

## **REDEVELOPMENT – Facilitator: Glenn Drees**

### **1<sup>st</sup> Round:**

- 478. Senior Center
  - 479. Go vertical - 3 or 4 stories
- 

### **2<sup>nd</sup> Round**

- 480. Making best choices when properties are available to redevelop
  - 481. How can new sites be marketed when S. Center is declining?
  - 482. Need for “gutsy” entrepreneurs
  - 483. Why does Greenhills need Retail? – tax base stability
  - 484. Would a big box retailer be interested in S. Center?
    - o New model for stores
    - o Lifestyle center idea
  - 485. Greendale WI: Redeveloped with Specialty/artisan shops
  - 486. Do residents shop in Greenhills?
    - o Why/Why not?
  - 487. Residential: What market should Greenhills go after?
    - o Retirement community Pro/Con
  - 488. Stimulus funds for Greenhills redevelopment opportunity?
- 

### **3<sup>rd</sup> Round**

- 489. Winton Road: How can Greenhills capture the traffic along this corridor?
- 490. History of walkable community
  - o How much can be “recaptured”?
- 491. Lifelong residents will need variety of housing styles & sizes
- 492. S. Center – tear down? Can it be marketed as it is?
- 493. Schools – housing – S. Center
- 494. Can Greenhills “work around” S. Center to improve appearance and marketability?
  - o Village owns land around center
  - o Support for village purchase of Center - \$
- 495. Need more people to support retail
- 496. Partnering with nearby communities for marketing
- 497. Pedestrian bridge/gateway over Winton Road
  - o Link with housing to S. Center, pool, etc.

## **REDEVELOPMENT – Facilitator: Terri Treinen**

### **Page 1**

---

#### **Group 1**

- 498. Trend is going to smaller homes
- 499. Pricing of housing can accommodate private school cost
- 500. Bastion section make Greenhills more inviting
- 501. Winton Road improvement
- 502. Green belt preserve and carefully study development
- 503. Promote the village (NOW is the time)
- 504. Signage should promote historical heritage

#### **Group 2**

---

- 505. Torch the map
- 506. Designated residential redevelopment areas need work defined specific work
- 507. Bastion work pursuing
- 508. Enforce building codes and develop what we already have
- 509. Protect green belts at all costs
- 510. Maintain existing residential
- 511. Define where and how we are doing redevelopment
- 512. Code enforcement and maintenance if FIRST
- 513. Maintain recreation zone in center
- 514. Develop senior living
- 515. Mixed use in business district

#### **Group 3**

---

- 516. Enforce maintenance codes
- 517. Maintain the recreation zone in center
- 518. Senior housing near golf course
- 519. NEVER EVER TOUCH THE GREEN BELT
- 520. Shopping center is top priority
- 521. Market the Alzheimer Center more
- 522. Keep and maintain by working with what we have
- 523. Acquiring Bastion section is NOT priority
- 524. Maintain affordable housing

**FACILITATORS**

**STEERING TEAM MEMBERS:**

Ann Krebs  
Christine McDaniel  
Jason Covalcine  
Jeff Palmer  
Barbara Bradford  
Camille Nasbe  
Chris Newcomer  
David Adams  
David Moore  
Neil White  
Bev Ventura  
Mike Viola  
Jane Berry  
Terry Treinen  
Glenn Drees

**RECORDERS**

Mrs. Nancy Moore  
Andy Dobson, AICP

**WINTON WOODS SCHOOL DISTRICT STUDENTS:**

Chhayly Chea  
Asia Hernandez  
Seth Marshall  
Oliver Velez  
Courtney Irby  
Staci Sneed

## **COMMENT SHEETS**

**Note: 18 forms were received during the meeting  
4 more written comments were received via regular mail or e-mail (forms 19-22)**



# GREENHILLS COMPREHENSIVE PLAN COMMUNITY MEETING – MARCH 26, 2009

Please assist us improve our recommendations to the Village of Greenhills. Your feedback on our proposals would be greatly appreciated and considered as we move forward in the preparation of a Comprehensive Plan for Greenhills. Thanks for your participation.

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The Greenhills Comprehensive Plan Steering Team

## COLLECTIVE VISION FOR THE FUTURE: GREENHILLS 2029

COMMENT/SUGGESTION

WORK ON HISTORIC ~~DISTRICT~~ DISTRICT. ONLY TEARDOWNS SHOULD BE OUTSIDE OF THIS BOUNDARY.

## GOALS, OBJECTIVES AND STRATEGIES

COMMENT/SUGGESTION

- OPEN SPACES, RECREATION AND COMMUNITY SERVICES
- MAKE IT A POINT TO GET ALL POWERLINES UNDERGROUND
- WITH WINTON WOODS GOLF COURSE NEARBY, CLOSE THE GOLF COURSE AND USE LAND FOR BIKE TRAILS, WALKING TRAILS, SKATEBOARD PARK, AND A PARCOURS TRAIL.

If you want to be contacted about your comments, please provide your name and contact information:

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**GREENHILLS COMPREHENSIVE PLAN**  
**COMMUNITY MEETING – MARCH 26, 2009**

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The Greenhills Comprehensive Plan Steering Team

**COLLECTIVE VISION FOR THE FUTURE: GREENHILLS 2029**

COMMENT/SUGGESTION

If a symbiotic relationship between the Village & Winton Woods City Schools is an important part of the vision, the "anti-school" voices need to be reminded that past issues and anger don't help in the process.

**GOALS, OBJECTIVES AND STRATEGIES**

COMMENT/SUGGESTION

The Johnny's Toys Property is the key to the success of our community. It is the only entity that has the ability to generate income/earnings tax revenue attract employees of that business to the housing market & serve as an "anchor" business. The city needs to buy it and I would be willing to pay extra taxes to do that.

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**COLLECTIVE VISION FOR THE FUTURE: GREENHILLS 2029**

COMMENT/SUGGESTION

Involve local religious communities in ~~the~~ dealing with student discipline issues: example – ~~at school~~ as alternative to suspension, meet with family and let them know their pastor/minister may attend also, and be involved in intervention with the student.

**GOALS, OBJECTIVES AND STRATEGIES**

COMMENT/SUGGESTION

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**COLLECTIVE VISION FOR THE FUTURE: GREENHILLS 2029**

COMMENT/SUGGESTION

Create a relaxed, welcome space for teens. not classes, but a place where they can hangout. ex) Queens, NY public library has created a teens only branch that is open 2-4 pm.

If the public library was moved into the community building, maybe an adjacent room could be a teen lounge w/ vending, music, magazines, gaming.

**GOALS, OBJECTIVES AND STRATEGIES**

COMMENT/SUGGESTION

Liz Anderson  
eanderson5@kent.edu  
742-3404

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**COMMUNITY MEETING – MARCH 26, 2009**

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**COLLECTIVE VISION FOR THE FUTURE: GREENHILLS 2029**

COMMENT/SUGGESTION



**GOALS, OBJECTIVES AND STRATEGIES**

COMMENT/SUGGESTION

- really would like to see a community veggie garden with plots for rent
- would like playground equipment @ some of our parks
- an actual school in our community (OLP reused, private, charter, etc...)
- encouragement of businesses - tax abatements
- upgrade public areas near shopping center

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The Greenhills Comprehensive Plan Steering Team

**COLLECTIVE VISION FOR THE FUTURE: GREENHILLS 2029**

COMMENT/SUGGESTION

- Some people just ~~rehashed~~ old gripes - Own school system, etc
- This process has possibilities only if those with the power to change the Village are willing to do so. Much of this was part of Duromy 2000 and it is now 2009. This village needs to be marketed; its ordinances need to be enforced; and those on Council need to listen, not belittle the suggestions of the citizens.

**GOALS, OBJECTIVES AND STRATEGIES**

COMMENT/SUGGESTION

- Purchase and remodel shopping center to historic standard
- Eliminate golf course and use as asset for attracting folks to the village center
- Proper signs (Rustic) for shopping Center on Winton Rd. Redesign the area on Winton to make easy access to the shopping center
- Take advantage of "Green city" concept as originally built
- Every opportunity emphasize only <sup>CITY</sup> city entirely within a County Park

If you want to be contacted about your comments, please provide your name and contact information:

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**GREENHILLS COMPREHENSIVE PLAN**  
**COMMUNITY MEETING – MARCH 26, 2009**

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The Greenhills Comprehensive Plan Steering Team

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**COLLECTIVE VISION FOR THE FUTURE: GREENHILLS 2029**

COMMENT/SUGGESTION

DIVISION BETWEEN FACTIONS WILL NOT WORK.  
EVERYONE IN GREENHILLS WILL LOOSE IF  
DIVISION PREVAILS.

(COMMUNITIES)  
SUCCESSFUL INDIVIDUALS ARE WILLING TO  
DO WHAT OTHERS ARE NOT.  
(COMMUNITIES)

**GOALS, OBJECTIVES AND STRATEGIES**

COMMENT/SUGGESTION

WILLINGNESS TO CHANGE FOR EVERYONE'S  
BENEFIT.

**JEFF HALTER 951-1007**

If you want to be contacted about your comments, please provide your name and contact information:

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*Feel free to continue your comments on the other side.*

8



**GREENHILLS COMPREHENSIVE PLAN**  
**COMMUNITY MEETING – MARCH 26, 2009**

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The Greenhills Comprehensive Plan Steering Team

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**COLLECTIVE VISION FOR THE FUTURE: GREENHILLS 2029**

COMMENT/SUGGESTION

Please try to include everyone in the village, particularly renters and minorities.

**GOALS, OBJECTIVES AND STRATEGIES**

COMMENT/SUGGESTION

If you want to be contacted about your comments, please provide your name and contact information:

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*Feel free to continue your comments on the other side.*

(over)

Have you thought of putting the notice for these meetings in the area churches' bulletins?

8



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The Greenhills Comprehensive Plan Steering Team

**COLLECTIVE VISION FOR THE FUTURE: GREENHILLS 2029**

COMMENT/SUGGESTION

- 1. ENFORCE CODE VIOLATIONS
- 2. SIGN TO ADVERTISE SHOPPING CENTER
- 3. MAINTAIN AREA AROUND SHOPPING CENTER
- 4. CONSIDER BUYING JOHNNY'S PROPERTY + POSSIBLY CREATING SOME COMPETITION FOR SHOPPING CENTER SPACE. MAYBE MR. MUTTENBACK
- 5. BRING BACK FARMERS MARKET - NOW WITH SOME IMPROVEMENTS ON EXISTING CENTER

**GOALS, OBJECTIVES AND STRATEGIES**

COMMENT/SUGGESTION

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10

**GREENHILLS COMPREHENSIVE PLAN  
COMMUNITY MEETING – MARCH 26, 2009**

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The Greenhills Comprehensive Plan Steering Team

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**COLLECTIVE VISION FOR THE FUTURE: GREENHILLS 2029**

COMMENT/SUGGESTION

Where is the money coming from?

**GOALS, OBJECTIVES AND STRATEGIES**

COMMENT/SUGGESTION

If you want to be contacted about your comments, please provide your name and contact information:

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**GREENHILLS COMPREHENSIVE PLAN**  
**COMMUNITY MEETING – MARCH 26, 2009**

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The Greenhills Comprehensive Plan Steering Team

**COLLECTIVE VISION FOR THE FUTURE: GREENHILLS 2029**

COMMENT/SUGGESTION

*Keep Greenhills bike/walk friendly  
- connection with winter woods - promote ~~em~~  
this as an asset.  
- build + promote physical connection (sidewalks...) with winter woods*

**GOALS, OBJECTIVES AND STRATEGIES**

COMMENT/SUGGESTION

*Greenhills needs a more dynamic website to:  
- organize volunteers  
- promote and share ideas  
- promote the village  
- "blog" / communication between residents and council.  
Open access / better access to shopping center  
No traffic circles on winter road - these would create much animosity with people who drive through here.  
I feel this would reduce traffic and have a negative effect.*

If you want to be contacted about your comments, please provide your name and contact information:

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The Greenhills Comprehensive Plan Steering Team

**COLLECTIVE VISION FOR THE FUTURE: GREENHILLS 2029**

COMMENT/SUGGESTION

Please make a 1/2 year plan v/s a 20 year plan!  
\* please focus on 1 thing and finish it this year.

**GOALS, OBJECTIVES AND STRATEGIES**

COMMENT/SUGGESTION

Improve the image of GH by enforcing the codes and ordinances.  
We have way too many properties around the village in very bad condition.

If you want to be contacted about your comments, please provide your name and contact information:

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The Greenhills Comprehensive Plan Steering Team

**COLLECTIVE VISION FOR THE FUTURE: GREENHILLS 2029**

COMMENT/SUGGESTION

- preservation of parks and green space and ~~the~~ community gardens established
- tax breaks for residents with alternative energy (solar, geothermal, etc.)
- mandate alternative energy (solar, geothermal, etc.) in public building and LEED design
- bringing a locally owned cooperative natural foods store to Greenhills or a natural foods buyers co-op
- make Greenhills more bicycle friendly

**GOALS, OBJECTIVES AND STRATEGIES**

COMMENT/SUGGESTION

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**COLLECTIVE VISION FOR THE FUTURE: GREENHILLS 2029**

COMMENT/SUGGESTION

**GOALS, OBJECTIVES AND STRATEGIES**

COMMENT/SUGGESTION

ENFORCE -

Ordinances, ordinances, ordinances!

If you want to be contacted about your comments, please provide your name and contact information:

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15

**GREENHILLS COMPREHENSIVE PLAN**  
**COMMUNITY MEETING – MARCH 26, 2009**

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The Greenhills Comprehensive Plan Steering Team

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**COLLECTIVE VISION FOR THE FUTURE: GREENHILLS 2029**

COMMENT/SUGGESTION

**GOALS, OBJECTIVES AND STRATEGIES**

COMMENT/SUGGESTION

Once long-term vision is complete, I'd like to see a short-term plan 3-5 year with specific goals + projects in mind.

If you want to be contacted about your comments, please provide your name and contact information:

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**COLLECTIVE VISION FOR THE FUTURE: GREENHILLS 2029**

COMMENT/SUGGESTION

putting the "green" in Greenhills:

- offer rain water barrels
  - offer compost bins
- } at a reasonable cost

AND ADVERTISE

**GOALS, OBJECTIVES AND STRATEGIES**

COMMENT/SUGGESTION

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**COLLECTIVE VISION FOR THE FUTURE: GREENHILLS 2029**

COMMENT/SUGGESTION

*Stay off Green Bell - all of them*

**GOALS, OBJECTIVES AND STRATEGIES**

COMMENT/SUGGESTION

*Work on the side of state's.*

If you want to be contacted about your comments, please provide your name and contact information:

---

*Feel free to continue your comments on the other side.*



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**COLLECTIVE VISION FOR THE FUTURE: GREENHILLS 2029**

COMMENT/SUGGESTION

*desires, images and housing mean nothing if the market does not support it. The schools are not bringing families to Greenhills. Market the area to seniors.*

**GOALS, OBJECTIVES AND STRATEGIES**

COMMENT/SUGGESTION

*Senior housing, assisted living, medical buildings, businesses seniors and retired people need.*

If you want to be contacted about your comments, please provide your name and contact information:

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safety  
Innex Park?



need to improve:  
① schools  
② dated housing stock  
③ mental units down

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**COMMUNITY MEETING - MARCH 26, 2009**

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**COLLECTIVE VISION FOR THE FUTURE: GREENHILLS 2029**

COMMENT/SUGGESTION

← encourage & assist residents to rehab & improve their properties by eliminating all permit fees.  
\* goal to update as much of community as possible - becoming "dated" and difficult to "market"

**GOALS, OBJECTIVES AND STRATEGIES**

COMMENT/SUGGESTION

— put pressure on school system to return neighborhood schools - develop groups or teams of people to develop strategies and approach the board & administration monthly/weekly to influence the school board's decisions  
— strictly enforce codes <sup>on</sup> landlords who do not maintain properties & rent to problem people

If you want to be contacted about your comments, please provide your name and contact information:

Feel free to continue your comments on the other side.

budget priority - outstanding police dept. to ensure safety in our community - concern about surrounding neighborhoods

Annex Winton Woods?  
will include Bastion tract to regain lost land, ensure control over greenbelt + park as our backyard

N. Moore  
57 Bayham  
Greenhills OH 45218

20



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**COLLECTIVE VISION FOR THE FUTURE: GREENHILLS 2029**

COMMENT/SUGGESTION

*Why are we involving Ham. Co.? Why doesn't GH conduct our future vision? Keep Greenhills uniqueness alive.  
\* Guard our Greenbelt at all costs! Maintain our open beauty; enforce our ordinances; keeping whatever we have control of in the Village, clean - keeping the pressure on Huttentbauer (spelling?)*

**GOALS, OBJECTIVES AND STRATEGIES**

COMMENT/SUGGESTION

*Some of the goals & objectives are stated above. Let me add to the vision - guard our common. That area is the heart of our Village.)*

*Our administrative staff to enforce all laws available to us; listening to the citizens views on pertinent issues by our council representatives. Consider needs of the seniors and handicapped people living here*

*If you want to be contacted about your comments, please provide your name and contact information:*

*Fran Wolf - Senior citizen, 86 years - moved here  
58 Damon  
825-4823*

*Feel free to continue your comments on the other side. Feb 14, 1948*

21

**Jane Berry**

---

**From:** Hurleync Claire@aol.com  
**Sent:** Thursday, March 26, 2009 3:34 PM  
**To:** jberry@greenhillsOhio.org  
**Subject:** MISSING MEETING TONIGHT

Dear Jane, I cannot come to the meeting tonight March 26, 2009 I have a runny nose and I am sneezing. I do not want to put my germs in the air at the meeting . I am on the village web site and I cannot bring up any of the detail maps. I would like to look at some of them, the bike and pedestrian route map, the historic assets map, and several others. Maybe I am just not clicking on the right buttons.

I sure hope that we can solve the parking problem without creating an armed uprising.

hurley

6045

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**Jane Berry**

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**From:** Pete Mayer [pmayer@isoc.net]  
**Sent:** Monday, March 30, 2009 5:39 PM  
**To:** Jane Berry  
**Subject:** Discover Greendale, Wisconsin!

I know you've seen this, but this is what I hope to help with in the future for the village. Very nice website and they get over 200,000 visitors? Wow. Just a thought.-Peter  
<http://www.discovergreendale.com/>

GDALS