

The Board of Trustees of Hamilton Township, County of Warren, Ohio, met at a regular session at 6:00 p.m. on November 5, 2025 at Hamilton Township, Warren County, Ohio, with the following Trustees present:

Joe Rozzi - Trustee, *Board Chairman*
Darryl Cordrey – Trustee, *Vice Chairman*
Mark Sousa - Trustee

Mr. Rozzi introduced the following resolution and moved its adoption:

**HAMILTON TOWNSHIP, WARREN COUNTY OHIO
RESOLUTION NUMBER 25-1105A**

**RESOLUTION APPROVING A PLANNED UNIT DEVELOPMENT (PUD) DISTRICT
STAGE 3 FINAL PLAN FOR APPROXIMATELY 59.6603 ACRES FOR THE
PROPERTY LOCATED AT 0 GRANDIN ROAD (PARCEL 1605100015), HAMILTON
TOWNSHIP, WARREN COUNTY, OHIO 45039.**

WHEREAS, Beavercreek Development, LLC and Hickory Capital (the “Applicants”) submitted an application (the “Application”) to Hamilton Township, seeking approval for a PUD Stage 3 final plan for approximately 59.6603 acres located at 0 Grandin Road, Maineville, Ohio 45039 more specifically identified as Warren County Auditor’s Parcel Number 1605100015 (the “Property”);

WHEREAS, Property is currently zoned R-3 Multi-Family Residence/M-1 Light Industry District PUD

WHEREAS, the Hamilton Township Zoning Commission considered the Application during a public hearing of the Zoning Commission on October 20, 2025, at which time the Zoning Commission unanimously recommended approval of the Application, subject to certain conditions, to the Hamilton Township Board of Trustees; and;

WHEREAS, the Hamilton Township Board of Trustees held a public hearing on the Application on November 5, 2025, at which time the Trustees voted to adopt the Zoning Commission’s recommendations, and approve the PUD Stage 3 final plan, subject to certain conditions set forth in the Resolution.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Township Trustees of Hamilton Township, Warren County, Ohio:

SECTION 1. The recommendation of the Hamilton Township Zoning Commission to approve the Application is hereby adopted by the Board of Trustees. The PUD Stage 3 final plan is hereby approved, subject to the attached conditions (Exhibit A)

1. Compliance with all requirements of the Hamilton Township Zoning Code, except as otherwise modified by the Stage 3 approved plans;

2. Compliance with all Warren County partner organization conditions;
3. Compliance with Hamilton Township Fire Department conditions.
4. 10' vehicular landscape buffer along Grandin Road to be installed per the Hamilton Township Zoning Resolution.

SECTION 2. Any requirement that this resolution be read on two separate days is hereby waived and the resolution shall be approved upon one reading.

SECTION 5. This Resolution shall take effect on the earliest date allowed by law.

Mr. Cordrey seconded the Resolution and the following being called upon the question of its adoption, the vote resulted as follows:

Darryl Cordrey -	Aye <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>
Joseph P. Rozzi -	Aye <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>
Mark Sousa -	Aye <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>

Resolution adopted this 5th day of November, 2025.

Attest:

Leah Elliott
Leah M. Elliott, *Fiscal Officer*

Approved as to form:

Ben Yoder
Ben Yoder, *Law Director*

I, Leah M. Elliott Fiscal Officer of Hamilton Township, Warren County, Ohio, hereby certify that this is a true and accurate copy of a Resolution duly adopted by the Board of Trustees of Hamilton Township, County of Warren, Ohio, at its regularly scheduled meeting on November 5, 2025.

Date: 11/5/2025

Leah Elliott
Leah M. Elliott, *Fiscal Officer*