

The Board of Trustees of Hamilton Township, County of Warren, Ohio, met at a regular session at 10:00 a.m. on December 17, 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 25-1217G**

**RESOLUTION APPROVING A PLANNED UNIT DEVELOPMENT (PUD) DISTRICT  
STAGE 3 FINAL PLAN FOR APPROXIMATELY 19.015 ACRES FOR THE  
PROPERTY LOCATED AT 421 SOUTH STATE ROUTE 22 & 3 (PARCEL 1605400059),  
HAMILTON TOWNSHIP, WARREN COUNTY, OHIO 45039.**

**WHEREAS**, CRG Residential, (the “Applicant”) submitted an application (the “Application”) to Hamilton Township, seeking approval for a PUD Stage 3 final plan and approximately 19.015 acres located at 421 South State Route 22 & 3, Maineville, Ohio 45039 more specifically identified as Warren County Auditor’s Parcel Number 1605400059 (the “Property”);

**WHEREAS**, Property is currently zoned R-3 Multi-Family Residence PUD

**WHEREAS**, the Hamilton Township Zoning Commission considered the Application during a public hearing of the Zoning Commission on August 11, 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 ~~January 7, 2026~~ December 17, 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 the Resolution. JAW

**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)

**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 3.** 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:

Joseph P. Rozzi -	Aye <u>✓</u>	Nay <u>      </u>
Darryl Cordrey -	Aye <u>✓</u>	Nay <u>      </u>
Mark Sousa -	Aye <u>✓</u>	Nay <u>      </u>

Resolution adopted this 17th day of December, 2026.

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 December 17, ~~2026~~ 2025.

JAW  
Date: 12/17/25

Leah Elliott  
Leah M. Elliott, *Fiscal Officer*

## **Exhibit A**

RPC Staff recommends approval for the Northview Farm PUD Stage 2 to the Hamilton Township Zoning Commission subject to the following conditions:

Approve the Northview Farm PUD Stage 2 to the Hamilton Township Zoning Commission subject to the following conditions:

1. All plans and proposals from the applicant shall be made conditions of approval, unless modified by one of the following conditions.
2. Compliance with the Warren County Subdivision Regulations, the Hamilton Township Zoning Resolution, and the PUD Stage 1 conditions of approval (Resolution #97-212).
3. Prior to Final Plat approval, the applicant shall obtain approval for the sanitary sewer system extension and comply with all water and sanitary sewer system improvement and capacity requirements of the Warren County Water and Sewer Department.
4. The applicant shall contact the Warren County Health District regarding plumbing permits prior to construction of the multi-family dwellings, and the swimming pool shall be reviewed by the Ohio Department of Health.
5. Prior to PUD Stage 3 Final Plan approval, the applicant shall obtain access permits and perform a Traffic Impact Study (TIS) that is reviewed and approved by the Warren County Engineer's Office and the Ohio Department of Transportation. In addition, interior traffic circulation shall be subject to a written review by the Hamilton Township Fire Department.
6. The Hamilton Township staff shall make a determination that the proposed standards are in compliance with the standards of the Hamilton Township Zoning Resolution in effect in 1997, and shall determine what standards deviate from the 1997 Zoning Resolution. This determination may include the following:
  - a. Compliance with the 180 square foot parking space size requirements of the Hamilton Township Zoning Resolution, Section 7.6.3. (The application illustrates 162 square foot parking spaces.)
  - b. Required number of parking spaces per residential unit, Section 7.4.2.
  - c. Establishing a minimum dwelling unit size as required by the Hamilton Township Zoning Resolution, Section 5.6.2.
  - d. Building size and number of residential units in each building.
  - e. Maximum number of units per building.
  - f. Maximum building height, Section 5.6.2.
  - g. Building design and materials, Section 5.6.2.
  - h. A phasing plan as required by the Hamilton Township Zoning Resolution, Section 5.5.7.

7. Sidewalks, pool, clubhouse, and community amenities shall be constructed prior to 50% of the residential buildings receiving zoning certificate approval.
8. The applicant shall clearly delineate all proposed open space areas on the development plans. Township staff shall review the delineated areas to determine compliance with the open space requirements of Section 5.6.3 of the current Hamilton Township Zoning Resolution, or, if applicable, the provisions of the 1997 Zoning Resolution regarding the quantity and type of open space.
9. At the time of PUD Stage 3 Final Site Plan submittal, the applicant shall provide the following:
  - a) An updated Stormwater Management Plan approved by the Warren County Engineer's Office.
  - b) Prior to any tree clearing or earth-moving activities, the applicant shall obtain an Earth Disturbing Permit and submit a Stormwater Pollution Prevention Plan (SWPPP) in compliance with the requirements of the Warren County Soil and Water Conservation District.
  - c) The applicant shall coordinate with the Warren County Floodplain Administrator to determine whether floodplain permits are required for any proposed work within the designated flood zone.
  - d) If the existing stream is proposed to be impacted or disturbed in any way, the applicant shall obtain a jurisdictional determination from the U.S. Army Corps of Engineers and the Ohio EPA to identify any required permits prior to construction.
10. Prior to a Final Zoning Certificate being issued for any structure of the project, the applicant shall provide to Hamilton Township or the Warren County Transportation Improvement District funds equal to eight and one-quarter percent (8.25%) of the costs of transportation improvements for the intersections of Willow Pond Boulevard and US 22/SR 3, US 22/SR 3 and SR 48, and SR 48 and Willow Pond Boulevard, and the SR 48 and US 22/SR 3 corridors, in an amount not to exceed \$300,000, as described in the Northview Farms – Proposed Multifamily Residential Development Traffic Impact Study Addendum submitted by Bayer Becker Engineering dated October 27, 2025.