

The Board of Trustees of Hamilton Township, County of Warren, Ohio, met at a regular session at 6:00 p.m. on January 7, 2026 at Hamilton Township, Warren County, Ohio, with the following Trustees present:

Mark Sousa - Trustee
Darryl Cordrey – Trustee
Joe Rozzie - Trustee

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

**HAMILTON TOWNSHIP, WARREN COUNTY OHIO
RESOLUTION NUMBER 26-0107A**

**RESOLUTION APPROVING A PLANNED UNIT DEVELOPMENT (PUD) DISTRICT
STAGE 1 CONCEPT PLAN FOR APPROXIMATELY 8.088 of 9.8267 ACRES FOR THE
PROPERTY LOCATED AT 0 S. STATE ROUTE 48 (PARCEL 1604200017),
HAMILTON TOWNSHIP, WARREN COUNTY, OHIO 45039.**

WHEREAS, Martin Land Holdings, (the “Applicant”) submitted an application (the “Application”) to Hamilton Township, seeking approval for a PUD Stage 1 concept plan and approximately 9.8267 acres located at 0 Grandin Road, Maineville, Ohio 45039 more specifically identified as Warren County Auditor’s Parcel Number 1605100015 (the “Property”);

WHEREAS, pursuant to the Application, the Applicant proposes to develop the Property into a split zone R-3 PUD and M-2 PUD property;

WHEREAS, Property is currently zoned M-2 Heavy Industry District

WHEREAS, the Hamilton Township Zoning Commission considered the Application during a public hearing of the Zoning Commission on November 10, 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, at which time the Trustees voted to adopt the Zoning Commission’s recommendations, and approve the PUD Stage 1 concept plan, subject to certain conditions set forth 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 1 concept 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.

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

Resolution adopted this 7th day of January, 2026.

Attest:

Leah Elliott
 Leah M. Elliott, *Fiscal Officer*

Approved as to form:

Sarah J. Sparks
 Sarah J. Sparks, *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 January 7, 2026.

Date: 1/7/2026

Leah Elliott
 Leah M. Elliott, *Fiscal Officer*

Exhibit A

All plans and proposals of the applicant shall be made conditions of approval, unless modified by one of the following conditions.

1. Compliance with the Hamilton Township Zoning Resolution, the submitted PUD standards, and the Warren County Subdivision Regulations.
2. Compliance with all Warren County Engineer's Office requirements.
3. Compliance with the Warren County Sewer and Water Department requirements.
4. Compliance with the requirements of the Hamilton Township Fire Department for site access and circulation.