

The Board of Trustees of Hamilton Township, County of Warren, Ohio, met at a regular session at 6:00 p.m. on February 18, 2026, at Hamilton Township, Warren County, Ohio, with the following Trustees present:

Mark Sousa – Trustee, *Board Chairman*
Darryl Cordrey – Trustee, *Vice Chairman*

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

**HAMILTON TOWNSHIP, WARREN COUNTY OHIO
RESOLUTION NO. 26-0218B**

RESOLUTION ESTABLISHING A MORATORIUM ON THE ISSUANCE OF CERTAIN ZONING PERMITS AND OTHER TOWNSHIP APPROVALS THAT WOULD INVOLVE OR ALLOW THE CONSTRUCTION, ESTABLISHMENT, OR EXPANSION OF SEMI-TRUCK OR COMMERCIAL TRUCK PARKING FACILITIES WITHIN HAMILTON TOWNSHIP, WARREN COUNTY OHIO, WAIVING THE SECOND READING, AND DECLARING AN EMERGENCY

WHEREAS, Hamilton Township, Warren County, Ohio (“Township”) has adopted a limited home-rule form of government which empowers the Township to exercise all powers of local self-government, and adopt local regulations that do not conflict with general federal and Ohio laws, for the protection of the public health, safety and general welfare of Township residents; and

WHEREAS, Ohio Revised Code 519.02 further empowers the Township to impose reasonable zoning regulations for the purpose of promoting the public health, safety and morals within the Township; and

WHEREAS, the Township has received inquiries relating to the construction or establishment of semi-truck or commercial truck parking facilities, including long-term storage lots, staging areas, layover facilities, and similar uses; and

WHEREAS, such facilities may generate significant impacts on public health, safety, and general welfare, including but not limited to traffic congestion, roadway degradation, increased noise, increased emissions, light pollution, environmental concerns, stormwater impacts, and public safety risks associated with high-volume semi-truck or commercial truck parking and idling; and

WHEREAS, the Township desires to evaluate and potentially adopt text amendments to the Hamilton Township Zoning Resolution (“HTZR”) to adequately regulate the location, construction, expansion, operation, safety, screening, and other characteristics of semi-truck or commercial truck parking facilities; and

WHEREAS, as part of this review, the Township seeks to evaluate existing and potential land uses within each zoning district to ensure that such uses remain compatible with surrounding development patterns, support an expanded range of appropriate housing options, and identify the most suitable zoning districts—if any—in which semi-truck or commercial truck parking facilities may be located consistent with the public health, safety, and general welfare; and

WHEREAS, the Township requires sufficient time to study these potential zoning text amendments and assess the impact of such facilities, but believes it is necessary to temporarily suspend the issuance of permits and approvals that would allow construction or establishment of semi-truck or commercial truck parking facilities during this period.

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

SECTION 1. That the issuance of any and all zoning permits and other Township approvals that would authorize, enable, or otherwise allow the

construction, establishment, or expansion of any semi-truck or commercial truck parking facility within the Township is hereby suspended for a period of six (6) months from the date of this Resolution (the "Moratorium").

SECTION 2. This Moratorium applies to all zoning districts within the Township and covers all uses involving the parking, storage, staging, or layover of semi-trucks, tractor-trailers, commercial trucks, or similar heavy vehicles, whether as a principal or accessory use. This Moratorium does not apply to standard parking spaces incidental to a lawful principal use (e.g., delivery trucks serving a business), nor to parking on residential property for personal use as currently permitted by the HTZR.

SECTION 3. No member of the Hamilton Township Planning and Zoning Department may issue any zoning permit or approval that would allow the construction, establishment, or expansion of a semi-truck or commercial truck parking facility until the expiration of the Moratorium.

SECTION 4. During the Moratorium, the Township Administrator, Planning and Zoning Director, and any other appropriate Township staff are directed to investigate and review the impacts of semi-truck and commercial truck parking facilities and to prepare and recommend zoning text amendments to sufficiently regulate such uses.

SECTION 5. That it is found and determined that all formal actions of the Board concerning and relating to the adoption of this Resolution were adopted in an open meeting of the Hamilton Township Trustees and that all deliberations of the Board that resulted in such formal actions were in meetings open to the public in compliance with all legal requirements of Section 121.22 of the Ohio Revised Code.

SECTION 6. Upon the unanimous vote of the Board of Township Trustees, this Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public health, safety and welfare of the Township and it shall take effect immediately upon passage. The reason for the emergency is that the Township must be able to fully evaluate proposed zoning text amendments without risk of new semi-truck or commercial truck parking facilities being established before such amendments are considered.

SECTION 7. This Resolution shall take effect immediately upon passage by a unanimous vote.

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

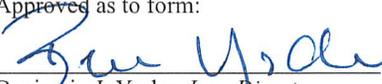
Darryl Cordrey -	Aye	<input checked="" type="checkbox"/>	Nay	<input type="checkbox"/>
Mark Sousa -	Aye	<input checked="" type="checkbox"/>	Nay	<input type="checkbox"/>

Resolution adopted this 18th day of February, 2026.

Attest:

Leah Elliott
Leah M. Elliott, Fiscal Officer

Approved as to form:


Benjamin J. 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 February 18, 2026.

Date: 2/18/2026


Leah M. Elliott, *Fiscal Officer*