

The Board of Trustees of Hamilton Township, County of Warren, Ohio, met at a regular session at 6:00 p.m. on August 6, 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 25-0806B**

**RESOLUTION APPROVING A PLANNED UNIT DEVELOPMENT (PUD) DISTRICT
STAGE 2 PRELIMINARY 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, (the “Applicant”) submitted an application (the “Application”) to Hamilton Township, seeking approval for a PUD Stage 2 preliminary plan and 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 July 14, 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 August 6, 2025, at which time the Trustees voted to adopt the Zoning Commission’s recommendations, and approve the PUD Stage 2 preliminary plan, subject to certain conditions set forth the Resolution.

NOW, THEREFORE, BE 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:

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

Resolution adopted this 6th day of August, 2025.

Attest:

Leah M. Elliott
Leah M. Elliott, *Fiscal Officer*

Approved as to form:

Benjamin J. Yoder
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 August 6, 2025.

Date: 8/6/25

Leah M. Elliott
Leah M. Elliott, *Fiscal Officer*

Exhibit A

RPC Staff recommends approval for the Beaver Creek Development PUD Stage 2, subject to the following conditions:

1. All plans and proposals of the applicant shall be made conditions of approval, unless modified by one of the following conditions.
2. Compliance with the Hamilton Township Zoning Code, Hamilton Township Trustees Resolution Number 25-0507A - PUD Stage 1, the adopted PUD Standards, and the Warren County Subdivision Regulations.
3. Prior to PUD Stage 3 approval, the Warren County Engineer's Office shall review and approve a Traffic Impact Study (TIS), if deemed necessary. Any road improvements deemed necessary by the Warren County Engineers shall be installed by the developer. The Warren County Engineer's Office shall determine the timing of improvements and the scope of the study.
4. Prior to the Final Plat approval for the 49th residential lot, the applicant constructs a second access point to either Grandin Road or Pebble Lane.
5. A Stormwater Management Plan shall be reviewed and approved by the Warren County Engineer's Office prior to PUD Stage 3.
6. Compliance with the requirements of the Warren County Soil & Water Conservation District for an Erosion and Sediment Control Plan prior to earth moving activities.
7. Prior to the Zoning Commission's review of PUD Stage 2, the applicant shall submit an updated PUD Stage 2 Preliminary Plan that includes the following:
 - a. Width of buffer area and details of the mounds (height, slope, etc.)
 - b. An illustration that identifies the stormwater management basins as either retention or detention ponds.
 - c. A phasing plan that contains no more than 49 residential units on a single access point.
 - d. An illustration of cluster mailbox location(s) and roadway design.
 - e. Label roadways as either Local I, II, or III within the industrial area.
8. Compliance with the Warren County Water & Sewer Department standards and

requirements for water and wastewater service. Any upgrades deemed necessary shall be installed by the developer.

9. Compliance with the requirements of the Hamilton Township Fire Department.
10. A Homeowner's Association (HOA) is responsible for the management and maintenance of common open space, stormwater management facilities, multi-use paths, signage, landscaping, and postal mailbox units within the residential portion of the PUD. A Business Owner's Association is responsible for the management and maintenance of common open space, stormwater management, and cluster mailbox units within the non-residential portion of the PUD.
11. The amenities identified for active open space shall be installed prior to 75% (< 92 lots) of the residential lots receiving final plat approval.