

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 25-0806C**

**RESOLUTION APPROVING A PLANNED UNIT DEVELOPMENT (PUD) DISTRICT
STAGE 2 PRELIMINARY 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 2 preliminary 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 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 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 resolution, 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 <u>✓</u>	Nay _____
Joseph P. Rozzi -	Aye <u>✓</u>	Nay _____
Mark Sousa -	Aye <u>✓</u>	Nay _____

Resolution adopted this 6th day of August, 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 August 6, 2025.

Date: 8/6/25

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 should 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 Ohio Department of Transportation. In addition, interior traffic circulation shall be subject to a written review by the Hamilton Township Fire Department.
6. The applicant provides an access point to SR 48 in conformance with the approved PUD Stage 1 Sketch Plan and the requirements of the Warren County Subdivision Regulations Section 403.G.1. Access Points.
7. Prior to PUD Stage 2 review by the Zoning Commission, the applicant submits a revised site plan with the following information:
 - a) Residential buildings' setbacks from lot lines.
 - b) Stormwater management basin identified as either retention or detention pond.
 - c) The details of the proposed roadway that will be used for access to the multi-family buildings, in terms of the width and cross section in compliance with the requirements of Section 13.B. of the Warren County Subdivision Regulations.
8. The Hamilton Township staff makes determination that the proposed standards are in compliance with the standards of the Hamilton Township Zoning Resolution in effect in 1997, and determine what standards deviate from the 1997 Zoning Resolution. This may include the following:

- a) Compliance with the 180 square feet parking space size requirements of the Hamilton Township Zoning Resolution, Sec 7.6.3. (The application illustrates 162 square feet 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, Sec 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 Sec 5.5.7.

9. Sidewalks, pool, clubhouse, and community amenities should be constructed prior to 50% of the residential buildings receiving zoning certificate approval.

10. Lighting plans required at PUD Stage 3 Final Site Plan.

11. 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.

12. At the time of PUD Stage 3 Final Site Plan submittal, the applicant provides 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.