

Hamilton Township Trustee Meeting

January 7, 2026

Trustee Board Chairman, Joseph Rozzi, called the meeting to order at 6:00 PM. Mr. Rozzi, Mr. Cordrey and Mr. Sousa were present.

Roll call as follows: Joe Rozzi
Darryl Cordrey
Mark Sousa

The Pledge of Allegiance was recited by all.

Motion to elect officers starting January 1, 2026

A motion was made by Mr. Rozzi, with a second by Mr. Cordrey, to nominate Mr. Sousa to become the Chairman of the Board of Trustees.

Roll call as follows: Mark Sousa Yes
Darryl Cordrey Yes
Joe Rozzi Yes

A motion was made by Mr. Rozzi, with a second by Mr. Cordrey, to nominate Mr. Cordrey to become Vice Chair of the Board of Trustees.

Roll call as follows: Joe Rozzi Yes
Mark Sousa Yes
Darryl Cordrey Yes

Mr. Rozzi called a brief recess for change of duties.

Chairman Mr. Sousa called the Police District Special Meeting to order at 6:02 PM.

Resolution 26-0107- Setting Police District Trustee Meeting Dates and Times

A motion was made by Mr. Sousa and seconded by Mr. Cordrey to approve Resolution 26-0107, a resolution approving the Police District meeting dates and times.

Roll call as follows: Joe Rozzi Yes
Mark Sousa Yes
Darryl Cordrey Yes

A motion was made by Mr. Sousa, with a second by Mr. Cordrey, to approve the audio/visual as the Official Meeting Minutes of the December 18th Board of Trustees regular meeting.

Roll call as follows: Joe Rozzi Yes
Mark Sousa Yes
Darryl Cordrey Yes

A motion was made by Mr. Sousa, with a second by Mr. Cordrey, to approve the bills as presented before the Board.

Roll call as follows: Mark Sousa Yes
Darryl Cordrey Yes
Joe Rozzi Yes

Presentation- Rezone from M-2 Heavy Industrial to R-3 Multi-PUD at 0 S. State Route 48 (Parcel: 1604200017)

Law Director Sarah Sparks administered the oath to all individuals who would be speaking during the public hearing.

Zoning Director Cathy Walton presented the Planned Unit Development (PUD) request to rezone the property at 0 S. State Route 48 (Parcel No. 1604200017) from M-2 Heavy Industrial to R-3 Multi-PUD to allow for the construction of 48 condominium units. David Froelikher, representing the applicant, explained that the development would have a single access point and acknowledged concerns regarding traffic impacts and stormwater runoff.

Mr. Cordrey asked whether the condominium units would be rented or owner-occupied. The applicant responded that the units would be owner-occupied, with an estimated market price of approximately \$300,000 per unit. Ms. Walton reminded those in attendance that a traffic impact study would be conducted during the Stage 2 review process should the request be approved. The applicant also noted that the rear yards of the proposed condominiums would abut the existing backyards of homes on Terwilliger Road.

Mr. Sousa asked if anyone was in favor of the rezoning request; no one came forward. He then asked those in opposition to speak. Several residents from the Clearcreek Subdivision expressed concerns regarding increased traffic, public safety for children and pedestrians, parked vehicles, and speeding. Questions were raised regarding the Warren County Regional Planning Commission's denial of the request. Ms. Walton explained that the denial was based on the proposal not aligning with the Township's adopted future land use plan.

Mr. Sousa explained what uses are permitted under the current M-2 zoning designation and acknowledged the residents' safety concerns. Administrator Wright stated that the Village of Maineville plans to install a traffic signal at the intersection of State Route 48 and Foster-Maineville Road to help alleviate congestion at the subdivision entrance.

Mr. Sousa closed the floor to public comments at 6:53 p.m.

Mr. Cordrey stated he had concerns regarding the proposed single access point from Hildebrandt Road and noted that if an additional access point were added along State Route 48 near the Regency Subdivision, it could lead to further residential development on the M-2 properties north of the subject parcel. He also expressed concern about emergency vehicle access.

Mr. Rozzi stated that his primary concerns were the potential for additional residential development to the north and the limited access provided by a single entrance.

Mr. Sousa stated that while he is concerned that the property could otherwise be used for commercial vehicle storage if not rezoned, he also shared concerns regarding the increased traffic that would result from the proposed condominium development.

Public Comments

Mr. Sousa opened the floor for public comments at 7:00 p.m.

Brad Turner inquired about the installation of a streetlight at the corner of Plumsted Road and Zoar Road and requested guidance from the Board on how to proceed with Duke Energy. Administrator Wright explained the process for adding a streetlight through a petition and the lighting district and discussed options for coordinating with nearby residents and the Providence HOA regarding funding.

With no further comments, Mr. Sousa closed the floor to public comments at 7:09 p.m.

New Business

Resolution No. 26-0107A- Approve Stage 1 PUD for 0 S. State Route 48 (Parcel: 1604200017)

Mr. Sousa made a motion with a second from Mr. Cordrey to approve to approve resolution 26-0107A, a resolution to approve the zone change of 8.088 of 9.8267 acres from M-2 Heavy Industry Zone to R-3 Multi-Family Planned Unit Development (PUD) for the property located at 0 State Route 48., Hamilton Township, Warren County, Ohio 45039 (parcel 1604200017).

Roll call as follows:	Mark Sousa	No
	Darryl Cordrey	No
	Joe Rozzi	No

Resolution No. 26-0107B – Renewing Annual CLOUT Membership

Mr. Sousa made a motion with a second from Mr. Cordrey to approve Resolution 26-0107B, a resolution authorizing membership of the Ohio Township Association (OTA) Coalition of Large Ohio Urban Townships (CLOUT).

Roll call as follows:	Darryl Cordrey	Yes
	Joe Rozzi	Yes

A motion was made by Mr. Sousa, with a second by Mr. Cordrey, to appoint Justin King to the Zoning Commission for a five (5) year term starting 01/01/2026 ending 12/31/2030.

Roll call as follows: Darryl Cordrey Yes
Joe Rozzi Yes
Mark Sousa Yes

A motion was made by Mr. Sousa, with a second by Mr. Cordrey, to appoint Steve Blow as an alternate to the Zoning Commission starting 01/01/2026 ending 12/31/2026.

Roll call as follows: Joe Rozzi Yes
Mark Sousa Yes
Darryl Cordrey Yes

A motion was made by Mr. Sousa, with a second by Mr. Cordrey, to appoint Garrick Horton to the Board of Zoning Appeals for a five (5) year term starting 01/01/2026 ending 12/31/2030

Roll call as follows: Darryl Cordrey Yes
Joe Rozzi Yes
Mark Sousa Yes

A motion was made by Mr. Sousa, with a second by Mr. Cordrey, to appoint David Maile as an alternate to the Board of Zoning Appeals starting 01/01/2026 ending 12/31/2029.

Roll call as follows: Mark Sousa Yes
Darryl Cordrey Yes
Joe Rozzi Yes

Public Comments

Mr. Sousa opened the floor to public comments at 7:17 PM, with nobody approaching he closed the floor to comments.

Administrator's Report

Administrator Wright gave the following updates:

- A new ladder truck arrived and will be on site Thursday for viewing by Trustees. Training will take place Friday through Sunday, with a few remaining items to coordinate before it enters service.
- Fire Officer 2 classes are being hosted at the Fire Station at no cost to members, made possible through training credits received from Great Oaks in exchange for outdated equipment.

- A new ambulance is scheduled for delivery on Friday.
- A push-in ceremony for the new ladder truck and ambulance will be held at Station 76 on Saturday, February 7th at 1:00 p.m. Trustees, former department members, and the public are invited to attend.
- Police Department members recently participated in a demonstration of the BolaWrap device, a non-lethal de-escalation tool that reduces injuries compared to tasers.
- Construction on the new Public Works building is progressing, with footers beginning this week, underground utilities underway, and steel installation coming soon.
- The contractor for stabilization work at Mounts Park will begin later this month. Additional details will be shared with the public prior to the start, and the timing is intended to minimize impact on park users.

Trustee Comments

Mr. Cordrey thanked the Public Works Department for their efforts in clearing roadways during the recent snow event over the Christmas holiday. He also expressed his appreciation to the Police and Fire Departments, noting that their service is not taken for granted. Mr. Cordrey thanked his fellow Board members for their continued, unapologetic support of the Township’s first responders and wished everyone a Happy New Year.

Mr. Sousa thanked the residents who attended the public hearing held this evening. He also expressed appreciation to the Police and Fire Departments and thanked the community for their continued support.

Mr. Rozzi wished everyone a Happy New Year and stated his agreement with the comments made by Mr. Cordrey and Mr. Sousa.

Adjournment-

Mr. Sousa made a motion with a second from Mr. Cordrey to adjourn at 7:26 PM.

Roll call as follows:	Mark Sousa	Yes
	Darryl Cordrey	Yes
	Joe Rozzi	Yes