

HAMILTON TOWNSHIP ZONING COMMISSION MEETING

October 20, 2025

Mr. Kuvin called the meeting to order and announced the matters before the Board at 6:01p.m.

Members present: Randy Kuvin
 Scott Gravett
 Justin King
 Julie Perelman
 Chad Meadows

Mr. Gravett made a motion with the second from Mr. King to approve the August 11, 2025, regular meeting minutes.

Roll Call:	Scott Gravett	Yes
	Randy Kuvin	Yes
	Justin King	Yes
	Julie Perelman	Abstain

Mr. Kuvin opened the hearing by explaining the procedures and guidelines the Board would use to reach a decision. He provided background on the proposal and clarified that the Board's review would focus only on landscaping, access, and elevations.

He invited any person wishing to offer testimony or speak regarding the Stage 3 PUD request to raise their right hand, and an oath was administered to those intending to provide testimony.

Mr. Meadows attended the meeting at 6:03 pm.

Cathy Walton presented a request for a Residential Stage 3 Planned Unit Development (PUD) for approximately 44.35 acres located at 0 Grandin Road (Parcel 1605100015), Maineville, Ohio 45039. The proposal, submitted by Beavercreek Development, LLC, includes the development of 123 single-family lots.

The presentation outlined the project's phases, with Phase 1 consisting of 56 homes and the construction of a connector road from Arbors West to Pebble Lane. The developers have established a Homeowners Association (HOA), and sample home elevations were provided for review.

Engineer Richard Arnold confirmed with the Board that the ponds within the development would be wet ponds. With no one coming forward to speak either in favor of or in opposition to the request, the floor for public comment was closed.

Ms. Perelman made a motion with a second from Mr. Gravett to recommend approval of the Residential Stage 3 PUD for 0 Grandin Road (Parcel 1605100015), Maineville, Ohio 45039.

Roll Call:	Scott Gravett	Yes
	Justin King	Yes
	Randy Kuvin	Yes
	Chad Meadows	Yes
	Julie Perelman	Yes

Cathy Walton presented an Industrial Stage 3 Planned Unit Development (PUD) request for approximately 15.31 acres located at 0 Grandin Road (Parcel 1605100015), Maineville, Ohio 45039. The proposal, submitted by Beavercreek Development, LLC, includes the creation of four industrial lots with principally permitted uses identified under PUD standards, Section 8.2. Staff recommended approval of the request with the condition that a 10-foot buffer be added along Grandin Road.

Josh Loewenstine, representing Hickory Capital, informed the Board that Hickory Capital will be the owner and operator of the self-storage and flex space components within the industrial development. He noted that their planning team would review the 10-foot buffer requirement to determine why it was initially included in the landscaping plan and later removed.

With no one coming forward to speak either in favor of or in opposition to the request, the Board closed the public comment portion of the meeting.

Ms. Perelman made a motion with a second from Mr. Gravett to recommend approval of the Industrial Stage 3 PUD for 0 Grandin Road (Parcel 1605100015), Maineville, Ohio 45039 with the condition of adding a 10' buffer on the northern portion of the property along Grandin Road.

Roll Call:	Scott Gravett	Yes
	Justin King	Yes
	Randy Kuvin	Yes
	Chad Meadows	Yes
	Julie Perelman	Yes

Mr. Kuvin made a motion with a second from Ms. Perelman to adjourn at 6:34 pm.

All in favor. Aye