

HAMILTON TOWNSHIP ZONING COMMISSION MEETING

November 10, 2025

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

Members present: Randy Kuvin
 Justin King
 Julie Perelman

Ms. Perelman made a motion with the second from Mr. King to approve the October 20, 2025, regular meeting minutes.

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| Roll Call: | Randy Kuvin | Yes |
| | Justin King | Yes |
| | Julie Perelman | Yes |

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 1 PUD request to raise their right hand, and an oath was administered to those intending to provide testimony.

Cathy Walton presented a request for Stage I PUD approval to rezone 8.08 acres of a 9.83-acre parcel from M2 Heavy Industry to R3 Multifamily PUD for a proposed residential development known as Brantwood Condominiums located at 0 State Route 48 (Parcel 1604200017). The project includes 48 residential units consisting of 24 one-bedroom units and 24 three-bedroom units, with sidewalks located on both sides of the internal street. The plan provides 59 percent open space, exceeding the required 20 percent, and includes one stormwater management basin. Landscaping will be reviewed and approved during Stage II. Access to the site will be from Hildebrant Drive, and the private road will end in cul-de-sacs on both the east and west sides. The Warren County Regional Planning Commission Executive Committee reviewed the application on October 23, 2025, and recommended approval with conditions. Staff also recommends that the Zoning Commission forward an approval recommendation to the Hamilton Township Board of Trustees.

Mr. Kuvin invited the applicant, Darren Backstrom, to address the Board. Mr. Backstrom explained that most surrounding parcels are residential, and he would like to continue that pattern with the proposed zoning change. He noted that he has been in communication with Warren County, and there are preliminary plans for a new access road off State Route 48 on the parcel across from the entrance to Regency Park. He is also working with Warren County on sewer service options, stating that the County has concerns about utility capacity related to adding residential development on this site.

Mr. Kuvin then opened the floor for public comment, inviting those in support or opposition to speak.

Residents primarily expressed concerns regarding potential traffic impacts on their neighborhood and whether a traffic signal would be installed. The Board reminded attendees that traffic-related issues would be reviewed at a later stage if the rezoning were approved, and that the only matter under consideration at this meeting was the zoning change. Ms. Deanna Bergman asked about the project timeline. Mr. Kuvin and Mr. Backstrom explained that there are multiple steps involved in the development process; however, Mr. Backstrom stated that if approved, they anticipate completing Phase 1 within approximately 24–36 months.

Landscaping, buffers, and site layout were also discussed. Mr. Backstrom stated that the rear of the apartment buildings would face the existing residential backyards, and he intends to maintain a significant tree buffer along the southern edge of the property. A retention pond is proposed on the western portion of the property.

With no further comments, Mr. Kuvin closed the public hearing. The Board members agreed that the parcel is too small for industrial use and that the proposed rezoning would provide an appropriate transition to neighboring residential areas if the northern M-1 parcels are eventually developed. Ms. Perelman added that it appears the developer is taking steps to protect existing residents and is willing to work collaboratively throughout the process.

Ms. Perelman made a motion with a second from Mr. Gravett to recommend approval of the Residential Stage 1 PUD for 0 State Route (Parcel 1604200017), Maineville, Ohio 45039.

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| Roll Call: | Justin King | Yes |
| | Randy Kuvin | Yes |
| | Julie Perelman | Yes |

Mr. Kuvin made a motion with a second from Mr. King to adjourn at 6:41 pm.

All in favor. Aye