

Hamilton Township Board of Zoning Appeals  
Special Meeting  
November 20, 2025

Mr. Blomer called the meeting to order and announce the matters before the Board at 6:00 p.m.

Members present:

Garrick Horton  
Adam Paul  
Michael Blomer  
Susan Erickson  
Holly Roush

Mr. Blomer explained the procedures and guidelines the Board would use to reach a decision during the hearing. He asked any person wishing to offer testimony or speak during the hearing to raise their right hand; an oath was administered.

Ms. Cathy Walton presented the staff report regarding a variance request from Section 6.2.3 to allow for 2 lots to be less than the required one acre located at 121 Grandin Rd., Maineville, Ohio 45039. She explained that the Applewood Nursery is vacating the property, which is proposed to be redeveloped into four lots consisting of an Aldi grocery store on the southeast corner fronting State Route 48 and three outlots along Grandin Road. The original lot split submitted to the Warren County Regional Planning Commission included one lot that contained both development and a stormwater basin. RPC staff advised that subdivision regulations require the stormwater basin to be located on a separate lot. As a result, the applicant is revising the plan to further split that lot into two parcels: one for development and one dedicated solely to the stormwater basin.

Mr. Blomer invited the applicant to address the Board.

Russ White, representing Aldi, thanked Cathy for her presentation and stated that he had nothing further to add but remained available for any questions. The Board inquired whether the lot would have been buildable if it had not been divided. Mr. White responded that he was unsure whether the County would have considered it a single stormwater parcel and could not say with certainty. With no additional questions, the Board closed the public hearing. The Board agreed that this proposal is the best option for the situation and that the development is essential to the Township.

Mr. Blomer motioned to approve/deny the variance request as submitted for the property 121 Grandin Rd., Maineville, Ohio 45039, with Ms. Roush seconding the motion

Roll Call:	Ms. Erickson	Yes
	Mr. Paul	Yes
	Mr. Horton	Yes
	Ms. Roush	Yes

Mr. Blomer

Yes

Ms. Cathy Walton presented the staff report for a variance request to allow an automatic pool cover to replace the required fence for the property located at 10416 Konstantine Lane, Loveland, Ohio 45140. She explained that this is a continued case from the November 13, 2025 regular scheduled meeting.

All Board members stated that, although some were not present at the previous meeting, they had reviewed the request and felt confident moving forward with a vote. Mr. Blomer asked the applicant to come forward. Mr. Ernest Reed, the property owner, presented his case and shared photos demonstrating the durability of the pool cover he has installed. He explained that he did not want to install a fence due to aesthetics and because he did not want his property to resemble a subdivision. He noted that the pool cover is equipped with a backup generator, safety cable, and manual closing system, and stated that he believes the cover combined with landscaping is safer than a fence.

Ms. Erickson asked Mr. Reed to confirm that his homeowners insurance policy approved this arrangement. She stated that the policy provisions indicate a fence is required when a pool is present. Mr. Reed responded that his wife, who previously worked in the insurance field, has handled the matter directly with their insurance company and confirmed compliance.

Mr. Horton asked Ms. Walton if there were any legal concerns for the Township, and she responded that in this case the Township has sovereign immunity. Mr. Blomer then closed the floor to public comments for Board deliberation. Several members expressed difficulty identifying a hardship that would justify the request. Mr. Horton noted that it was significant that the state and county allow either a pool cover or a fence. Mr. Paul commented that a fence provides a constant physical barrier, unlike a pool cover.

Mr. Blomer reopened the floor for public comments. Mr. Reed reiterated that his intent was strictly safety-related, explaining that he has the only child in the neighborhood, an eight-year-old, and that this influenced his decision to install the pool cover. Mr. Horton asked if additional safety measures, such as alarms, were planned. Mr. Reed stated that he currently uses an app that alerts him if anyone enters the pool. Mr. Blomer then closed the floor to public comments.

Mr. Blomer motioned to approve the variance request as submitted, for the property located at variance request to allow an automatic pool cover to replace the required fence for the property located at 10416 Konstantine Lane, Loveland, Ohio 45140, with Ms. Erickson seconding the motion.

Roll Call: Mr. Blomer	Yes
Ms. Erickson	Yes
Mr. Horton	Yes
Mr. Paul	No
Ms. Roush	Yes

With no further business to discuss, Mr. Horton made a motion with a second from Mr. Paul to adjourn.

All in favor. Aye