

Hamilton Township Trustee Meeting

November 5, 2025

Trustee Board Chairman, Joe 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	Yes
	Darryl Cordrey	Yes
	Mark Sousa	Yes

The Pledge of Allegiance was recited by all.

A motion was made by Mr. Rozzi, with a second by Mr. Cordrey, to approve the clerk's journal as the Official Meeting Minutes of October 15, 2025, Trustee Meeting.

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 approve the bills as presented before the Board.

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

Swearing-In Ceremony- Police Department

A swearing-in ceremony was held to welcome three new officers to the Hamilton Township Police Department and to recognize two current officers for their achievements.

Kyle Conner, a 2011 graduate of Moeller High School, continued his education at Northern Kentucky University where he earned a Bachelor of Arts degree in Criminal Justice and Corrections. He graduated from the Ohio State Highway Patrol Basic Police Academy in 2016 and has previously served with the St. Bernard Police Department and the City of Wyoming in Hamilton County. Kyle is a resident of Hamilton Township, where he lives with his wife and two children. His wife, Andrea, had the honor of pinning him during the ceremony.

Hunter Martin is a 2022 graduate of Moeller High School, where he participated in the wrestling and lacrosse programs. Coming from a family with a strong background in public service and the military, Hunter graduated from the Great Oaks Police Academy in October of this year. He currently lives in Loveland with his parents, and his father, Greg, pinned him this evening.

Hunter Bare is a 2020 graduate of Blanchester High School, where he was a member of the basketball program. After graduation, he worked at Barrett Paving before attending and completing the Great Oaks Police Academy, also graduating in the October class. Hunter's son, Jamison, had the special honor of pinning him.

Chief Scott Hughes administered the oath of office to the officers, followed by the pinning ceremony.

Chief Hughes also invited Officer Eli Kibbee forward to recognize his promotion to Sergeant. Officer Kibbee joined Hamilton Township in 2019, was named Employee of the Year in 2022, and has served as a detective. He was pinned by his father, Rick.

Lastly, Chief Hughes recognized Assistant Chief Short for his 20 years of service with the Ohio Narcotic Association of Regional Coordinating Officers (NARCO). During his tenure, he served as the District Director for Southwest Ohio and later as Vice President on the Executive Board, a role he held from 2017 until this fall. Chief Hughes presented him with an award in appreciation of his two decades of dedicated service to the organization.

Public Hearing- 0 Grandin Road (Parcel 1605100015) Stage 3 PUD

Administrator Wright 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.

Cathy Walton presented a Stage 3 Planned Unit Development (PUD) request submitted by Beavercreek Development, LLC for the property located at 0 Grandin Road, Maineville, Ohio 45039 (Parcel 1605100015). The request includes both a residential component and an industrial component.

The residential portion encompasses approximately 44.35 acres and includes the development of 123 single-family lots. The project is planned in phases, with Phase 1 consisting of 56 homes and the construction of a connector road linking Arbors West to Pebble Lane. A Homeowners Association (HOA) will be established, and sample home elevations were provided for review.

The industrial portion covers approximately 15.31 acres and proposes the creation of four industrial lots with permitted uses in accordance with Section 8.2 of the PUD standards. Staff recommended approval with the condition that a 10-foot landscape buffer be added along Grandin Road. Representatives Wendy Moeller and Josh Loewenstine of Hickory Capital informed the Board that Hickory Capital will be the owner and operator of the self-storage and flex space components. Ms. Moeller noted that the required 10-foot buffer would be incorporated into the landscaping plan and that covenants would be put in place to protect PUD standards should a future parcel split occur.

Mr. Cordrey confirmed with Mr. Wright that the project falls within the proposed JEDD and TIF, and Mr. Wright affirmed. In response to a timeline inquiry from Mr. Sousa, Mr. Loewenstine stated that Phase 1 will consist of five flex buildings at the front of the property, with Phase 2

anticipated to begin 12–18 months later. He also explained that the storage units will be self-contained, with approximately 80% of the units located indoors and climate-controlled.

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 and with no further comments from the Board the public hearing was closed.

Public Comments

Mr. Rozzi opened the floor to public comments at 6:35 PM.

Brad Turner, a member of the Providence Subdivision HOA Board, requested clarification regarding regulations on trees within subdivisions. He noted that this question has arisen because several trees are dying, and some property owners are unwilling to replace them once removed. Zoning Director Walton had informed him that tree regulations on individual lots fall under HOA authority. The Board of Trustees confirmed that this is correct and that the township does not regulate trees on individual subdivision lots, to which nobody came forward.

Mr. Rozzi closed the floor to public comments at 6:39 PM.

New Business

Resolution No. 25-1105A- Approving Stage 3 PUD for 0 Grandin Road (Parcel 1605100015)

Mr. Rozzi made a motion with a second from Mr. Cordrey to Resolution 25-1105A, a resolution approving a Planned Unit Development (PUD) District Stage 3 final plan for approximately 59.6603 acres for the property located at 0 Grandin Road (parcel 1605100015), Hamilton Township, Warren County, Ohio 45039.

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

Resolution No. 25-1105B- Increase Appropriations in the Permissive Motor Vehicle License Tax Fund, EMS Billing Fund, and Fire & EMS Special Levy Fund

Mr. Rozzi made a motion with a second from Mr. Cordrey to Resolution 25-1105B, a resolution authorizing an increase in appropriations for the Permissive Motor Vehicle License Tax Fund, EMS Billing Fund, and Fire & EMS Special Levy Fund.

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

Resolution No. 25-1105C- Approving an Increase in Appropriations and Authorizing a Then and Now Certificate

Mr. Rozzi made a motion with a second from Mr. Cordrey to Resolution 25-1105C, a resolution authorizing an increase in appropriation in the General Fund, Road & Bridge Fund, Police District Fund and Fire & EMS Fund, and issue a Then and Now Certificate for payment due to the increase of liability insurance.

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

Resolution No. 25-1105D – Authorizing Private Sale of Unneeded and Unfit-For-Use Property

Mr. Rozzi made a motion with a second from Mr. Cordrey to approve Resolution 25-1105D, a resolution authorizing private sale of unneeded and unfit-for-use property in the Police Department.

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

Motion- Amend the Hamilton township Roster as Presented

Mr. Rozzi made a motion with a second from Mr. Cordrey to approve the amendment of the Hamilton Township roster as presented.

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

Motion- Revise the time of the Wednesday, December 17th Trustee meeting to 10:00 am for the annual employee appreciation luncheon

A motion was made by Mr. Rozzi, with a second by Mr. Cordrey, to revise the time of the Wednesday, December 17th Trustee meeting to 10:00 am for the annual employee appreciation luncheon

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

Public Comments

Mr. Rozzi opened the floor to public comments at 6:43 PM, to which nobody came forward.

Administrator's Report

Administrator Wright gave the following updates:

The Fire Department will be conducting nighttime active fire training at the training tower from 6:30–9:00 PM tonight, Thursday, and Friday, and the new tanker truck is scheduled to be delivered this Friday.

Upcoming community events include the Annual Christmas Tree Lighting and live entertainment at Station 76 on Saturday, December 6, and the national Wreaths Across America ceremony on Saturday, December 13.

Recent celebrations in the community include a ribbon cutting on October 24 for the new Cold Stone Creamery on SR 48, as well as a groundbreaking ceremony held this morning for the 2026 HOMEARAMA at the Estates at Bothe Farm, a low-density 18-lot development on Cozzadale-Murdoch Road with homes projected to sell between \$1.2 and \$2 million; Brookstone Homes is serving as the developer.

In addition, staff has completed the proposed 2026 budget, and binders have been distributed to the elected officials. Any questions can be discussed by scheduling a meeting with staff, and the budget will be on the November 19 agenda.

Trustee Comments

Mr. Cordrey thanked the Hamilton Township residents for his reelection last night, expressing his gratitude for the opportunity to serve as Trustee for the past eight years. He shared that he remains focused on the future and views the election results as validation of the work accomplished over the past eight years by both himself and Mr. Rozzi, who was also reelected, as well as the entire staff and Mr. Sousa. He commended staff for their vision and outstanding work.

Mr. Sousa congratulated Mr. Rozzi and Mr. Cordrey on their reelection and thanked the community for supporting and passing both levies on the ballot, one for Kings Schools and the other for Little Miami Schools.

Mr. Rozzi thanked the residents of Hamilton Township for reelecting him to another four-year term. He expressed his appreciation for the staff's efforts and stated that it has been, and will continue to be, a pleasure serving the community.

Executive Session

Mr. Rozzi made a motion with a second from Mr. Cordrey to adjourn into executive session at 6:50 p.m. in accordance with ORC 121.22(G)(1) to discuss the employment of a public employee.

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

Mr. Rozzi made a motion with a second from Mr. Cordrey to come out of the executive session and adjourn at 7:28 p.m.

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