

Hamilton Township Trustee Meeting

February 2, 2022

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

Cub Scout Pack 36 led everyone in The *Pledge of Allegiance*.

Motion made by Mr. Rozzi with a second by Mr. Cordrey to approve of the clerk's journal and accept the tapes as the Official Meeting Minutes of the January 19, 2022, Trustee Meeting.

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

Motion made by Mr. Rozzi 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

Public Comments

Mr. Rozzi opened the floor to public comments at 6:01pm.

Mr. Rusty Holman stated that he received a note from Mr. Bill Dowden who was unable to attend the meeting. This note expressed concern over an increased tax bill for property taxes. Mr. Holman again mentioned the County's "tax holiday". He reminded the Trustees of being good stewards of the tax payers' money.

Mr. Rozzi closed the floor to public comments at 6:06pm.

Public Hearing

Mr. Rozzi made a motion with a second from Mr. Cordrey to open the public hearing for a Revised PUD Stage 1 hearing to remove a 75 foot buffer on Parcel E in the Villages of Classicway subdivision at 6:06pm.

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

Law Director, Mr. Ben Yoder, explained the hearing procedure mentioning that he would give the staff report, then the applicant would have the opportunity to speak followed by public comments, then the hearing would be closed for public deliberation so that the Trustees could make a decision.

Mr. Yoder explained that the property is located at 2520 Ford Road, Morrow, Ohio 45152. The property is owned by Prus Properties, LLC. The applicant is Mr. Joe Prus. The property is currently zoned R-4 Urban Residence Zone. The surrounding properties are zoned R-1 single family residence zone and B-2 General Business Zone. The revised PUD stage 1 plans that were approved back in 2017 included a 75 foot buffer on parcel E that is adjacent to the Valley Vineyards property. The idea was that the buffer would reduce the exposure to the Vineyards harvesting and pesticide use for their grape vines. The adjoining property is no longer an active vineyard so the ask is to reduce the buffer from 75 feet to 15 feet which is the normal buffer size.

Warren County Regional Planning Commission heard this first followed by our Township Zoning Commission; both boards unanimously voted to recommend approval for the buffer reduction with conditions to comply with all partner organizations standards and other normal conditions that we see on PUD's.

Mr. Cordrey questioned if we had verification that the vineyards will no longer be used to grow grapes?

Mr. Yoder stated that the applicant could speak to that but also that public notice was given so if anyone wanted to mention that, they would have the opportunity at the hearing tonight.

Mr. Sousa questioned that if someone develops a home in this phase, they will have their normal rear setback from the home to the rear property line, but this was going to give an additional 75 feet to the private property behind them?

Mr. Yoder stated that the old plans from 2017 showed a 75 foot strip of land that is not owned by the property owners, and then the new homeowners lots would start.

Mr. Yoder swore in any persons wishing to give testimony tonight.

Mr. Rozzi invited the applicant to speak.

Joe Prus introduced himself and stated that he is a partner with Prus Properties. He mentioned that Ken Schucter approached him about a year ago stating that he sold the Valley Vineyards restaurant and was "abandoning" the vineyards so he was checking Mr. Prus' interested to purchase the property. During the conversation, the buffer was mentioned and Mr. Prus asked if there were objections to submit for a revised PUD to eliminate that. Mr. Schucter did not have any reservations so Mr. Prus checked with the HOA and they did not want to inherit the buffer and additional tree maintenance. He also checked with the two builders that are building and they too wish to see the buffer reduced. He did speak to a letter that was submitted from Mr. Schucter to Warren County as they requested it to make sure there were no reservations with the change.

Zoning Administrator, Ms. Lindsey Gehring, confirmed that such a letter was submitted as well.

Mr. Sousa questioned if there is a change envisioned with the lot layouts if this reduction is granted.

Mr. Prus responded that it will change the layout but they would still be within the density guidelines established in 2017. The open space will actually increase as well.

Mr. Sousa asked about an existing buffer and if it would stay.

Mr. Prus stated that any trees currently existing would stay in place.

Mr. Rozzi remembers the original purpose and concern was the use of pesticides and what not, but if that is no longer in use, then he has no concerns.

Mr. Rozzi invited those in favor of the project to speak; seeing none he invited those in opposition to speak. No one stepped forward therefore the public comments portion of the meeting was closed.

Mr. Sousa does not have any concerns. He spoke with the vineyard owner and there is some confusion in the family if anything will change with the status of the land. He likes that this will be a lesser burden on an HOA long term.

Mr. Cordrey does not share any concerns either.

Mr. Rozzi agrees.

Mr. Rozzi made a motion with a second from Mr. Cordrey to remove the 75 foot buffer pertaining to Parcel E in the Villages of Classicway subdivision.

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

Human Resources

Human Resources Manager, Ms. Kellie Krieger requested a motion add the following positions to the Hamilton Township Fire Department; we request to add a Full Time Administrative Assistant position and an additional Full Time Firefighter/paramedic position.

Mr. Rozzi made a motion with a second from Mr. Cordrey to approve the above-mentioned positions.

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

Next, Ms. Krieger requested a motion to update the Hamilton Township roster with the following changes: add Ashlee Rector as the Full Time Administrative Assistant for the Fire Department effective February 7, 2022.

Mr. Rozzi made a motion with a second from Mr. Cordrey to update the roster as mentioned above.

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

New Business

-Motion: To move the second meeting in February for the annual Township Retreat This will move the regularly scheduled Township Meeting from February 16th at 6:00pm to February 23rd at 9:00am to 2020 McKinley Blvd, Lebanon, OH 45036.

Mr. Rozzi made a motion with a second from Mr. Cordrey to move the next meeting date with the changes mentioned above.

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

Fiscal Officer's Report

Nothing financial to report tonight.

Mr. Weber mentioned that Mr. Millard Allen who used to work for the Township, had passed away earlier in the day. He just wanted everyone to be aware.

Administrator's Report

Township Administrator, Mr. Brent Centers reviewed our snow removal process ahead of the snow storm; with 2 inches of snow or less, we do all primary and main thoroughfares in the Township. The main thoroughfares are the main way in and out of every subdivision as well as all Township roads. Two inches or more, we pre-treat as much as we can, then we will go through every primary and main thoroughfare as well as every secondary road. They will all be

plowed and salted. We do only have 8 trucks going for 104 lane miles so we do ask for patience. We have 4 medium duty trucks and 4 light duty trucks in our fleet. They will work for 18 hours and then we give them a rest cycle before they can come back out. Our departments are prepared for the snow event to come.

Mr. Rozzi asked how the idea of .5 in of ice will go over.

Mr. Hickey stated that we will have to take our time as it will be slick for our trucks. It will take a little longer but they will get the primaries, thoroughfares and secondary roads.

Mr. Cordrey asked as many people that are able, to get their cars off the streets tonight in preparation for the salting and plowing.

Mr. Centers mentioned that our Citizen's Police Academy is off to a great start!

Trustee Comments

Mr. Cordrey complimented the road crew for their efforts on the pop up snow shower the Friday prior to the meeting. He also mentioned that First Responders are under attack nationwide right now; he just wanted to mention that he supports everyone and we are very fortunate that our Township residents and Board overwhelmingly support all of our first responders.

Mr. Sousa discussed the balloon release event for Emery's birthday. He wanted to thank the family for their invitation to our community for the celebration.

Mr. Rozzi congratulated Admin staff on the attendance of the Ohio Township Association conference last week. It was Mr. Rozzi, Mr. Centers, Chief Jewett, Ms. Gehring, Ms. Horman and Ms. Earley. Everyone returned with a wealth of knowledge and we had some great teambuilding! It was a great event in support of Townships across Ohio.

Executive Session

Mr. Rozzi made a motion with a second from Mr. Cordrey to enter into Executive Session at 6:33pm in reference to O.R.C. 121.22 (G)(6) Details relative to the security arrangements an emergency response protocols for the public body and a public office.

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

Mr. Rozzi made a motion with a second from Mr. Cordrey to come out of Executive Session at 7:13pm.

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

Adjournment

With no further business to discuss, Mr. Rozzi made a motion with a second from Mr. Cordrey to adjourn at 7:13pm.

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