

## Hamilton Township Special Trustee's Meeting

May 29, 2018

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

Opening prayer was given by Public Works Director Kenny Hickey.

The *Pledge of Allegiance* was recited by all in attendance.

Motion was made by Mr. Rozzi with a second by Mr. Walker to adopt the proposed agenda, for the May 29, 2018 meeting.

Roll call as follows:	Joe Rozzi	Yes
	Joe Walker	Yes
	Darryl Cordrey	Yes

Motion made by Mr. Rozzi with a second by Mr. Walker to approve the meeting minutes from the meeting on May 16, 2018.

Roll call as follows:	Joe Rozzi	Yes
	Joe Walker	Yes
	Darryl Cordrey	Yes

### Public Comments

Trustee Joe Rozzi opened the floor for public comments at 6:01pm.

There were no comments.

Trustee Joe Rozzi closed the floor to public comments at 6:01pm.

Administrator, Brent Centers informed the Board the contract with Coverall for cleaning was changed from \$355 a month to \$275 a month. This change is due to Coverall no longer cleaning the restrooms by the Monkey Bar.

Administrator, Brent Centers gave the details for the Maineville July 4<sup>th</sup> parade at 10:00am. As of right now, Trustee Cordrey, Police, Fire, and Administration have agreed to take part in the parade.

Trustee Cordrey asked if we are doing anything for sponsorship?

Mr. Centers stated they are always looking for people to help and right now they are in the preliminary plans of the parade.

Trustee Rozzi asked if there is a fee to be in the parade?

Mr. Centers stated no there is not.

Administrator, Brent Centers let the Board know, we received 16 applications for the Advisory Committee. The interview panel would consist of Kellie Krieger, Kenny Hickey, and Michelle Tegtmeier. Mr. Centers stated it would be up to the Board on which panel he sits on to do interviews.

Trustee Rozzi stated he is ok with Mr. Centers to be in the interviews with the Trustees.

Trustee Cordrey stated he is ok with Mr. Centers to be in the trustee interviews as long as they see all of the applications.

Trustee Walker stated he would rather Mr. Centers to sit in with the Trustees.

Trustee Rozzi suggested the Board interview 12 applicants.

Administrator, Bent Centers informed the Board that he accepted the four resumes that were received for the Zoning Commission alternate position. Mr. Centers stated, in his opinion, there was a clear choice. He took the applications to Ms. Tegtmeier to put in an order. Ms. Tegtmeier put them in the same order as Mr. Centers. Mr. Centers took it upon himself to make a decision to bring in the candidate. Mr. Centers stated the Board could go with the recommendation or do an interview process.

Trustee Rozzi stated he was concerned that no knowledge was given to the Board about any of the applicants.

Trustee Cordrey wanted to clarify that this was put out for applications in January with a deadline?

Mr. Centers stated it was his decision to select an applicant. Mr. Centers stated the Ms. Webb was in attendance and she could introduce herself or it could be tabled until next meeting.

Trustee Cordrey stated the Board needs to decide direction they would like to go.

Trustee Rozzi stated he would like to table it.

Trustee Walker stated he would like to go with Mr. Centers recommendation.

Trustee Rozzi stated he is concerned since it is a policy making Board.

Mr. Centers stated this issue will be tabled until the June 6, 2018 Trustee meeting.

There was a public hearing for the McNK property on Venture Way.

Ms. Tegtmeier stated the applicant is proposing to rezone approximately 40 acres of Light Industrial land to allow for the development of both industrial and commercial uses. The proposal is to retain all of the current uses allowed in the (M-1) Light Industry District and add select uses allowed in the B-2 zoning district. The proposal includes 5 lots with access from Grandin Road. The Warren County Regional Planning Commission recommends approval of the McNK PUD to the Hamilton Township Zoning Board and Trustees subject to the following conditions: 1) comply with the Hamilton Township Zoning Code 2) comply with Warren County Subdivision Regulations 3) comply with the MCNK Light Industry Planned Unit Development Overlay development standards 4) maintain the existing buffer along the northern PUD boundary.

Trustee Rozzi clarified that the B-2 overlay is a little more restrictive than just a straight M-1?

Ms. Tegtmeier stated yes sir.

Joe Geraci, stated he doesn't have much to add. They have been working on this for a long time and the way everything is laid out, per Warren County and Hamilton Township's zoning regulations.

Trustee Joe Rozzi opened the floor for public comments at 6:21pm.

Joe Fischer, Grandin Ridge Subdivision, stated we are not contesting the PUD change, we expect the Hamilton Township Trustees to follow the Hamilton Township approved PUD change as it is written in the packet, that nothing is grandfathered and it follows the McNK light industry planned unit development overlay as included in the hearing letter from meeting on Monday, May 14, 2018. We expect the development to following the lighting and landscape regulations of the Hamilton Township, Warren County zoning codes as well. Last, any changes recommended during the approval process, must be made in writing and mailed to the home owners, including time allowed to hear out any concerns on our behalf, if any. We request the Trustees take seriously the concerns of the home owners to protect our property values and the

integrity of the neighborhood. We would welcome hosting you in our homes in order to appropriately show you our concerns so you can address and protect those accordingly.

Trustee Rozzi stated most of those concerns are addressed in Stage II and Stage III.

Trustee Cordrey stated those are public meetings.

Mr. Fischer stated he never got a letter.

Ms. Tegtmeier stated notices are mailed to property owners within 200 feet of that property.

Trustee Joe Rozzi closed the floor to public comments at 6:24pm.

Trustee Joe Rozzi made a motion to approve Resolution # 18-0529, approving a zone change from M-1 Light Industry District to M-1 Light Industry District with a B-2 General Business District Planned Unit Development overlay for the property located on Venture Way at Grandin Road, Hamilton Township, Warren County, Ohio 45039, and seconded by Trustee Joe Walker.

Roll call as follows:	Joe Rozzi	Yes
	Joe Walker	Yes
	Darryl Cordrey	Yes

There was a 5 minute recess.

There was a public hearing for 68 Nunner Road.

Community Development Coordinator, Michelle Tegtmeier stated the request is to amend the zoning map from R-1 Rural residence to B-1 Neighborhood Business. The applicant intends to use the .5874 acre site as an annex for office space and overflow parking for their medical office practice. The applicant also intends to request an egress west of the lot to the private lane that serves Bowling's Carpet, CVS Pharmacy, and the retail center along SR 22&3. The B-1 Neighborhood Business District would also allow uses such as gas stations, laundromats, telecommunication towers, and general retail. The Warren county Regional Planning Commission recommends denying the rezoning of .5874 acres from R-1 Rural Residence District to B-1 Neighborhood Business District based on the land use map.

Ted Schoettinger, 348 Ridgeview Lane, stated this is a rare family practice. They have outgrown their space. They are growing in services.

Trustee Joe Rozzi opened the floor to public comments.

Dan Phipps, we have to be careful with the landscaping on a lot this small. Keep in mind that these little lots, you don't want them to have tree upon tree. When it comes to Stage II and Stage III, you will need to look at these close.

Trustee Joe Rozzi closed the floor to public comments.

Trustee Joe Rozzi made a motion to approve Resolution # 18-0529A, approving a zone change from R-1 Rural Residence District to B-1 Neighborhood Business District for the property located at 68 Nunner Road, Hamilton Township, Warren County, Ohio 45039, and seconded by Trustee Darryl Cordrey.

Roll call as follows:	Joe Rozzi	Yes
	Darryl Cordrey	Yes
	Joe Walker	Abstain

There was a public hearing for 52 Stephens Road.

Community Development Coordinator, Michelle Tegtmeier stated the applicant wishes to rezone the parcel from a Rural Residence District (R-1) to PUD overlay to an underlining General Business District (B-2). The applicant is proposing the construction of a wedding venue on the site. The Warren County Regional Planning Commission recommends approving the rezoning

of the parcel at 52 Stephens Road from Rural Residence District (R-1) to PUD General Business District (B-2) subject to the Stephens Road Planned Unit Development Overlay Development Standards.

Trustee Cordrey asked how the music restriction differ from the fact that we don't have a noise resolution in the township?

Ms. Tegtmeier stated a planned unit development allows zoning to determine that. If there are complaints, that goes against the agreement.

Stephen Strobehn, 208 Shepherd Ct, stated his wife has been in the wedding business for about 8 years and she has wanted to put in a facility. They want to keep the buffer as much as possible. They do not plan on having outside lighting other than the parking lot.

Trustee Walker asked if they had to apply for a liquor license?

Mr. Strobehn stated there will be no on site kitchen and vendor's will have their on license and insurance.

Trustee Joe Rozzi opened the floor to public comments.

Patti Davis, 7234 Wethersfield, stated she is a wedding planner and this will give people another option. This will bring more business to the businesses already in the township.

Trustee Joe Rozzi closed the floor to public comments.

Trustee Joe Rozzi made a motion to approve Resolution # 18-0529B, approving a zone change from R-1 Rural Residence District to B-2 General Business District with a Planned Unit Development overlay for the property located at 52 Stephens Road, Hamilton Township, Warren County, Ohio 45039, and seconded by Trustee Joe Walker.

Roll call as follows:	Joe Rozzi	Yes
	Joe Walker	Yes
	Darryl Cordrey	Yes

### **Public Comments**

Trustee Joe Rozzi opened the floor for public comments at 6:57 pm.

There were no comments.

Trustee Joe Rozzi closed the floor to public comments at 6:57 pm.

With no other business at hand a motion made by Mr. Rozzi with a second by Mr. Walker to adjourn at 6:57 pm.

Roll call as follows:	Joe Rozzi	Yes
	Joe Walker	Yes
	Darryl Cordrey	Yes

