

The Board of Trustees of Hamilton Township, County of Warren, Ohio, met at a regular session at 6:00 p.m. on May 7, 2025 at Hamilton Township, Warren County, Ohio, with the following Trustees present:

Joe Rozzie - Trustee, *Board Chairman*
Darryl Cordrey – Trustee, *Vice Chairman*
Mark Sousa - Trustee

Mr. Rozzi introduced the following resolution and moved its adoption:

**HAMILTON TOWNSHIP, WARREN COUNTY OHIO
RESOLUTION NUMBER 25-0507A**

**RESOLUTION APPROVING A PLANNED UNIT DEVELOPMENT (PUD) DISTRICT
STAGE 1 CONCEPT PLAN FOR APPROXIMATELY 59.6603 ACRES FOR THE
PROPERTY LOCATED AT 0 GRANDIN ROAD (PARCEL 1605100015), HAMILTON
TOWNSHIP, WARREN COUNTY, OHIO 45039.**

WHEREAS, Beavercreek Development, LLC, (the “Applicant”) submitted an application (the “Application”) to Hamilton Township, seeking approval for a PUD Stage 1 concept plan and approximately 59.6603 acres located at 0 Grandin Road, Maineville, Ohio 45039 more specifically identified as Warren County Auditor’s Parcel Number 1605100015 (the “Property”);

WHEREAS, pursuant to the Application, the Applicant proposes to develop the Property into a split zone R-3 PUD and M-1 PUD property;

WHEREAS, Property is currently zoned M-1 Light Industry District

WHEREAS, the Hamilton Township Zoning Commission considered the Application during a public hearing of the Zoning Commission on April 10, 2025, at which time the Zoning Commission unanimously recommended approval of the Application, subject to certain conditions, to the Hamilton Township Board of Trustees; and;

WHEREAS, the Hamilton Township Board of Trustees held a public hearing on the Application on May 7, 2025, at which time the Trustees voted to adopt the Zoning Commission’s recommendations, and approve the PUD Stage 1 concept plan, subject to certain conditions set forth the Resolution.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Township Trustees of Hamilton Township, Warren County, Ohio:

SECTION 1. The recommendation of the Hamilton Township Zoning Commission to approve the Application is hereby adopted by the Board of Trustees. The PUD Stage 1 concept plan is hereby approved, subject to the attached conditions (Exhibit A)

1. Compliance with all requirements of the Hamilton Township Zoning Code, except as otherwise modified by the Stage 3 approved plans;
2. Compliance with all Warren County partner organization conditions;
3. Compliance with Hamilton Township Fire Department conditions.

SECTION 2. Any requirement that this resolution be read on two separate days is hereby waived and the resolution shall be approved upon one reading.

SECTION 5. This Resolution shall take effect on the earliest date allowed by law.

Mr. Cordrey seconded the Resolution and the following being called upon the question of its adoption, the vote resulted as follows:

Darryl Cordrey -	Aye <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>
Joseph P. Rozzi -	Aye <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>
Mark Sousa -	Aye <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>

Resolution adopted this 7th day of May, 2025.

Attest:

Leah Elliott
Leah M. Elliott, *Fiscal Officer*

Approved as to form:

Ben Yoder
Benjamin J. Yoder, *Law Director*

I, Leah M. Elliott Fiscal Officer of Hamilton Township, Warren County, Ohio, hereby certify that this is a true and accurate copy of a Resolution duly adopted by the Board of Trustees of Hamilton Township, County of Warren, Ohio, at its regularly scheduled meeting on May 7, 2025.

Date: 5/7/25

Leah Elliott
Leah M. Elliott, *Fiscal Officer*

Exhibit A

All plans and proposals of the applicant shall be made conditions of approval, unless modified by one of the following conditions.

1. Compliance with the Hamilton Township Zoning Code, Warren County Subdivision Regulations, and the adopted PUD Standards.
2. The internal vehicle circulation shall be reviewed and approved by the Warren County Engineer's Office prior to submittal of PUD Stage 2.
3. The Warren County Engineer's Office shall review and approve the Traffic Impact Study (TIS), if deemed necessary. Any road improvements deemed necessary by the Warren County Engineers shall be installed by the developer. The Warren County Engineer's Office shall determine the timing of improvements, and the scope of the study.
4. A stormwater management plan shall be reviewed and approved by the Warren County Engineer's Office prior to PUD Stage 3.
5. Any connection to the adjacent water and sanitary sewer system shall be subject to approval by the Warren County Water and Sewer Department.
6. At the time of PUD Stage 2 submittal, the applicant shall submit a landscape plan that illustrates landscape buffers in compliance with the Hamilton Township Zoning Code Landscape Buffer Requirements (Section 8.5.2), and the submitted PUD Standards. These landscape buffers should include the following:
 1. M-2 Portion of Subject Site: (20 feet - Buffer "B") adjacent to commercial district (portion of eastern property line adjacent to Hamilton Pointe). Additionally, a landscape buffer (10 feet - Buffer "E") is required along the Collector roadway (extension of Pebble Lane).
 2. R-3 Portion of Subject Site: (20 feet- Buffer "C") adjacent to an industrial district (along northern property line). Additionally, a landscape buffer (50 feet - Buffer "D") is required along the Collector roadway (extension of Pebble Lane and along Grandin Road).
7. Prior to review by the Hamilton Township Trustees, the applicant shall submit a new phasing plan which identifies no more than 52 homes on one single access point.
8. Compliance with the requirements of the Hamilton Township Fire Department for site access and circulation.
9. The applicant shall identify whether there will be two associations (Homeowner's Associates and Business Owner's Association) for the management of open space and stormwater management basins.
10. Prior to further review by the Hamilton Township Trustees, the applicant shall submit revised PUD Standards which address the following:
 1. Remove 'Section 3 Applicability'.
 2. Add new definitions for 'Livable Space' and 'Useable Space' within 'Section 5.1 Definition of Terms'.
 3. The minimum required open space required within the residential portion of this development shall be 25%, to correspond with the submitted PUD Stage 1 Sketch Plan.
 4. Remove 'Section 7.14 Other' from the submitted PUD Standards.
 5. Amend 'Section 7.6 Building Height' to state residential structure shall not exceed 2 stories/ 35 feet.
 6. Amend the uses listed as permitted as a matter of right, as visually shown in Slide 28 of the applicant's PowerPoint presentation utilized during the Board of Trustees'

May 7, 2025 public hearing on the matter, to include private or public swimming pools, treehouses, playsets, and trampolines.

7. Update PUD Standards to reflect decision by the Township Trustees at PUD Stage 3 – Final Site Plan. The Hamilton Township Zoning Commission provides a recommendation to the Township Trustees at PUD Stage 3.
11. The applicant shall endeavor to preserve as much existing vegetation and natural buffer as economically feasible along the southeastern and northern property lines and shall present such plans as part of its Stage 2 submittal for further review.
12. All landscaping proposed for location within the public right of way shall be the responsibility of and permanently maintained in perpetuity by the Homeowner's Association.