

## Hamilton Township Trustee Meeting

March 16, 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.

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

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 March 2, 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:	Darryl Cordrey	Yes
	Joe Rozzi	Yes
	Mark Sousa	Yes

### **Public Comments**

Mr. Rozzi opened the floor to public comments at 6:02 p.m.

Mr. Charles Lape inquired about the new camera system in which Chief Hughes briefly summarized the implementation and benefits.

Mr. Rozzi closed the floor to public comments at 6:09 p.m.

### **Human Resources**

Ms. Kellie Krieger requested a motion to approve a deed within the Maineville addition; Colleen Hoffman purchased niche 46 in the Maineville Columbarium. The deed number is 2022-01.

Mr. Rozzi made a motion with a second from Mr. Cordrey to approve the cemetery deed #2022-01.

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

Next, Ms. Krieger requested a motion to approve a one-time carryover of vacation hours for Ms. Amy Scheeler in the amount of 9 hours. She planned to utilize these hours on or before the end of the calendar year 2022.

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

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

Then, Ms. Krieger requested a motion to increase the hourly rate of Hamilton Township's Seasonal Park Employee, Mr. Preston Robinson, to \$14 per hour.

Mr. Rozzi made a motion with a second from Mr. Cordrey to increase the pay rate as mentioned above.

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

Finally, Ms. Krieger requested a motion to remove Ms. Tessa Clifton from the Hamilton Township roster as a Part Time Firefighter effective March 28, 2022.

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

### **Public Hearing**

Mr. Rozzi made a motion with a second from Mr. Cordrey to open the public hearing for a zoning amendment for property located at 6426 South State Route 48, Maineville, Ohio 45039.

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

Mr. Brodi Conover, Assistant Law Director, swore in all persons who wished to give testimony for cases included within the public hearing.

Ms. Lindsey Gehring began her presentation by introducing the property owner, Ms. Betty Abrams, the applicant Mr. David Korte, Executor of the Estate, and Spokesperson, Mr. Jeff Baumgarth, of Myers Y. Cooper Company.

She then described the review criteria for Zoning and Map Amendments (HTZC Section 3.7.4).

Ms. Gehring explained that a legal notice was published in the Sunday, March 6th publication of *The Pulse Journal of Warren County*. She noted that all project plans were available for review at the Administration Building Monday thru Friday, 8:00 a.m. until 4:30 p.m. Ms. Gehring indicated that notice went out to all property owners within 200 feet of the aforementioned property in concurrence with the newspaper publication.

Next, Ms. Gehring indicated that the applicant requested a zoning amendment from R-1 single family residence to B-2 general business to allow neighborhood retail use on the subject property.

At that point, she reviewed the zoning and land use of areas surrounding the property in question and then described the future land use plan. Ms. Gehring stated that the proposed future land use map showed the area as being a mixed-use zone that allowed residential, commercial retail and services, as well as offices. She then remarked that the comprehensive plan showed State Route 48 as the commercial corridor for Hamilton Township.

Ms. Gehring went on to say that the Warren County Regional Planning Commission recommended approval of this proposed amendment. She commented that Warren County Soil and Water Conservation District identified a stream traversing diagonally through the property. She noted that although streamside setbacks were voluntary in Warren County, the Warren County SWCD encouraged all building and developing to occur outside of these boundaries. It was also mentioned that any earth disturbing this property would require an Earth Disturbing Permit from Warren County SWCD. Ms. Gehring stated that before an EDP could be obtained, an environmental assessment would be required along the stream. She noted that the Hamilton

County Zoning Commission also heard this case at their February 14, 2022 meeting and it was unanimously voted to recommend approval of this zoning amendment. She continued to say that staff recommended approval of the re-zoning request from R-1 Single Family Residence zone to B-2 General Business Zone, provided that it would be in compliance with all Warren County Partner Organization comments/requirements.

The applicant, Mr. Jeff Baumgarth introduced his Cincinnati-based company, Myers Y. Cooper Company, stating it formed over 125 years ago. He indicated that it specialized in neighborhood retail service centers. He then reviewed the neighboring community project locations and commented that they were eager to join Hamilton Township.

Mr. Cordrey asked the applicant what his plans for the property entailed?

Mr. Baumgarth replied that it would be something in the small service retail sector, for example, a dry cleaner, bank, nail or hair salon.

Mr. Rozzi invited those in favor of this amendment to step forward. There were no individuals who came forward. Therefore, he requested those who were opposed to this amendment to come forward. Just as before, no one approached.

Mr. Rozzi made a motion with a second from Mr. Cordey to close the public hearing at 6:18 p.m.

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

The trustees agreed this amendment would align with the comprehensive plan.

Mr. Rozzi made a motion with a second from Mr. Cordrey to approve the zoning amendment for the property located at 6426 South State Route 48, Maineville, Ohio 45039.

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

### **New Business**

-Motion: To move the April 6<sup>th</sup> Meeting to April 7<sup>th</sup> at 6:00 p.m.

Mr. Rozzi made a motion with a second from Mr. Cordrey to approve the change of meeting dates from April 6<sup>th</sup> to April 7<sup>th</sup> at 6:00 p.m.

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

-Motion: Determining whether a change in lots for the Villages of Classicway is considered a minor or major modification.

Ms. Gehring identified the address for the development as 2520 Ford Road, Hamilton Township (Villages of Classicway). She then reviewed the criteria for modifications to a PUD. Ms. Gehring emphasized that the Board of Trustees had the authority to determine if modifications are major or minor. At that time, she explained the criteria constituting major modifications versus minor modifications, by comparing HTZ Section 5.5.8 (E) to 5.5.8 (F).

The owner of the aforementioned property was Prus Properties, LLC and the applicant was Joseph Prus. Mr. Jeff Talkers, of Land Consultants, was present to represent Mr. Prus should the Trustees have questions.

She then reviewed the vicinity map pinpointing the parcels in question. Ms. Gehring described the zoning and land use surrounding the property. After review, she restated the request to the trustees to make the determination on the modification at hand.

Next, Ms. Gehring explained the area summary and additional changes to the parcels. Prus Properties proposed only 293 units amongst the three parcels but were originally approved for 319 total units for the subject parcels. With the elimination of the buffer around Valley Vineyards, it opened up space to allow for additional lot development in Parcel E.

Mr. Cordrey questioned the total amount of lots that would be added?

Ms. Gehring replied that the proposed amount would be a total of 296 lots versus the previously approved 293.

Mr. Rozzi added that was well under the original 319-unit allotment.

The trustees conversed about the process of working with the developer for minor modifications.

Mr. Rozzi made a motion with a second from Mr. Cordrey to approve the determination of a minor modification as it applies to 2520 Ford Road, Hamilton Township (Villages of Classicway).

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

### **Fiscal Officer's Report**

Fiscal Officer, Mr. Kurt Weber, gave the report for February 2022. Revenue to date was approximately \$767,000. Expenditures were around 15% or \$2.3 million. The current cash balance was a little over \$14.1 million.

### **Trustee Comments**

Mr. Cordrey reminded everyone that starting April 1<sup>st</sup>, Mounts Park would be open year round. Additionally, he mentioned the Easter Egg Hunt would be at Testerman Park on April 9<sup>th</sup> at 11 a.m. Finally, he hoped everyone was out enjoying the nice weather.

Mr. Sousa stated there were recent complaints about the 22/3 widening at Zoar Road. He noted the left turn lanes didn't have left arrows. Therefore, this was causing hectic traffic issues at rush hour. He indicated that this was brought to ODOT's attention and he said they were considering performing a traffic study to potentially change the situation. He then revisited the camera monitoring situation and acknowledged the legal team was involved in the process. Mr. Sousa predicted that many neighboring communities in Warren County would be implementing this program in the near future.

Mr. Rozzi expressed his regard for the pleasant weather.

### **Adjournment**

With no further business to discuss, Mr. Rozzi made a motion with a second from Mr. Cordrey to adjourn at 6:38 p.m.

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