

Hamilton Township Trustee Meeting

April 7, 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 was 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 16, 2022, Trustee Meeting.

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

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:	Darryl Cordrey	Yes
	Joe Rozzi	Yes
	Mark Sousa	Yes

Presentations

-Sarcoidosis Awareness Proclamation

Mr. Kuhn, a Hamilton Township resident, gave a brief explanation on the symptoms of Sarcoidosis and then described his own personal experiences with this rare disease. Mr. Rozzi asked him to step forward as he was presented with a framed Proclamation declaring April as Sarcoidosis Awareness Month. Mr. Kuhn extended his appreciation for the support from the Hamilton Township residents.

-Warren County Drug Task Force annual report

Major Arasmith explained the 2021 annual report of Warren County's Drug Task Force. He described the force's mission, staff support, number of cases, drug abuse trends and the funding dynamics. He then expressed his gratitude to the township's residents and administration for their assistance in providing tips to fight drug related crimes.

Mr. Cordrey asked about the specifics on receiving funding in which Major Arasmith replied it was sponsored by grants and community contributions.

Mr. Rozzi inquired if the major believed this problem to be an uphill battle.

Major Arasmith replied by stating as long as addiction existed, drug traffickers would always be on the prowl. Although it was an uphill battle, he refused to surrender.

-2022 Township Retreat recap

Mr. Brent Centers presented the topics that were discussed during the township's retreat.

First, the general, police, fire/EMS, road and bridge funds were summarized.

Next, Mr. Centers highlighted the schedule of community events taking place in 2022.

At that point, he touched on the updates to the zoning code and announced the zoning board committee members.

Mr. Centers then reviewed cemetery sales and announced that a new columbarium would be placed in the Maineville Cemetery.

He also spoke about the public record review and trends on legal bills.

Next, Mr. Centers discussed the fire training tower timeline, cost and partnership with Deerfield Township.

At that juncture, he spoke about the new public works building which would be built next to the fire station 77.

Mr. Centers reviewed the snow removal routes, priorities and the policy review.

He then described the public works organization chart and announced in the next two years they would create two new roles (Facility Manager and Park Foreman). These would be gradual changes which would encompass the next two years.

Park improvements were brought up. Community survey results were revealed and Mr. Centers gave examples of what improvements would be implemented. New playground equipment would be installed at Mounts Park along with a named trail system. He mentioned that trail markers were just installed. A sunflower field would be planted in Mounts Park this year and memorial benches would be placed around the park. A new gravel parking lot was created by the small lake at Mounts Park recently. At Testerman Park, new benches would be spread throughout the park and upgraded playground equipment would be installed.

The Community Garden came up in conversation at the retreat. Mr. Centers summarized the discussion, and stated that early in the gardening season, the plots were well tended, however throughout the growing season many people neglected their garden and the landscape became an eyesore. It was determined that the community garden would be repositioned to a new location, which was yet to be determined. The goal was to have the new location opened up by spring of 2023.

At that time, Mr. Centers spoke on recent improvements to the township. Flock cameras were newly installed, which captured license plates to help fight crime on a federal level only. He discussed the various benefits that these cameras would bring to the community and also touched on the transparency portal that would be available on the township website soon.

The conversation turned to economic development. Mr. Centers reviewed the seven target areas that were under contract or in discussion. He noted in the next 24 to 36 months he expected to see some movement on some of these developments.

Finally, he announced the upcoming events that would soon be taking place in the township. Some of the highlights included: an interactive map for economic development which would be available on the township's website in the future, the commencement of the annual audit, the forthcoming budget work sessions, department goal setting sessions and 2022-2023 projections.

Public Comments

Mr. Rozzi opened the floor to public comments at 6:34 p.m.

Ms. Ruth Phipps came forward and extended her appreciation for the Mounts Park improvements.

Mr. Rozzi closed the floor to public comments at 6:35 p.m.

Human Resources

Ms. Kellie Krieger requested a motion to update the Hamilton Township roster to add Shawn Parks (Full Time Police Officer), Adam Daniel (Part Time Firefighter) and Abbie Muterspaw (Full Time Paramedic).

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

Next, Ms. Krieger made a motion to approve the following deeds within the Maineville addition: Michelle Cupp, niche 49 in the Maineville Columbarium, deed number 2022-02; Jerry and Myrna Sams lot 504, graves 1 and 2, deed 2022-3; and Jody Ann Anderson lot 504, grave, deed 2022-4.

Mr. Rozzi made a motion with a second from Mr. Cordrey to approve the cemetery deed numbers mentioned above.

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

Public Hearing

Mr. Rozzi made a motion with a second from Mr. Cordrey to open the public hearing for a Site Plan Review for the Hamkor UZ Mosque located at 8865 State Route 48, Maineville, Ohio 45039.

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

Mr. Ben Yoder, 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, Hamkor UZ Cincinnati Association, the applicant RIC Construction Inc., Spokespersons David Darwiche and Rob Painter.

Ms. Gehring explained that a legal notice was published in the Sunday, March 27th 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 described the proposed religious worship facility, which would encompass 18,972 square feet to service the regional Muslim community. The building would consist of a two-story main prayer space, a second-floor mezzanine, a classroom, an area for ablution (a ceremonial act of washing parts of the body or sacred containers), as well as multiple storage areas. The maximum occupancy would be 690 persons. Access would be from State Route 48. The proposed project would be the first North American location for this company, so the plan would fully represent the culture.

At that point, she reviewed the site aerial, zoning map, site plan (including parking spaces), septic area, road access, interior renderings and zoning requirements. Ms. Gehring continued her

presentation by reviewing architecture components, features and elevations of the proposed building.

At that time, Ms. Gehring went over the maximum parking allocations. She noted that the applicant was interested in reducing the parking allowance by 15% (to 148 spaces compared to the minimum of 173 spaces), pending application approval. Ms. Gehring elaborated on the parking, loading and circulation portion of the plan, and indicated wheel stops and continuous curbs would be required. She also mentioned sidewalks would be mandatory on State Route 48 to connect the development.

At that juncture, Ms. Gehring reviewed the landscaping requirements. The applicant wanted to preserve some of the existing property tree lines. She noted the applicant satisfied the zoning requirements.

From there, she discussed the lighting requirements and standards.

Ms. Gehring went on to review the comments from the Warren County Partner Organizations. The Warren County Soil and Water Conservation District requires the facility to obtain an Earth Disturbing Permit prior to the start of earthwork and must obtain SWPPP (storm water pollution prevention plan) review and approval. The Warren County Water and Sewer Department did not have any comments. The Warren County Health Department requires a soil evaluation to verify that the development is in compliance with Ohio Administrative Codes for on-site sewage treatment. Once the design is completed, an application for the site review must be made with the necessary soil documentation, design and building plans before the health district can approve the site plan to build. The Warren County Engineer's Office indicated the project needs to comply with the Warren County Storm water regulations. Finally, ODOT stated a TIS and turn lane analysis would be required. The applicant is proposing two access points on State Route 48. At this time, ODOT was only permitting one access.

She presented the recommendations from the staff at that point, which included complying with all regulations in the Hamilton Township Zoning Code and meeting the requirements of all Warren County partner organizations, as previously mentioned.

Mr. Mark Sousa asked if a traffic study had been completed and made the recommendation for one access.

Ms. Gehring responded that the traffic study had been completed and ODOT would be reviewing it to provide comments in the next 30 days.

Mr. Sousa asked Ms. Gehring if the review from the Warren County Soil and Water was completed.

Ms. Gehring answered she did not have documentation showing the completion, but indicated it would need to be done before the zoning certificate could be obtained.

Mr. Yoder educated those in attendance about the standards that the board must consider and the rules of engagement on zoning hearings.

Mr. Rozzi requested the applicant to step forward.

Mr. Rob Painter, of RVP Engineering, explained that many of the attendees at the mosque would be carpooling, hence the request for the reduction in parking spaces. He assured the board that they would meet all of the zoning codes.

Mr. Sousa inquired about the types of services that would be performed at the building and asked about the number of attendees.

Mr. Painter replied that Friday afternoons would be the peak timeframe of traffic coming in and out of the facility.

Mr. Rozzi invited those in favor of this project to step forward.

Some residents came forward and conveyed their support for the mosque. They expressed their appreciation of this country for their freedom of speech and religion. Many believed the community to be one made up of a multitude of friendly residents who embraced differences with open arms. Likewise, they encouraged everyone to do the same with this religious institution's congregation.

Next, Mr. Rozzi invited those in opposition of this project to step forward.

A number of the residents expressed apprehension regarding the location of the mosque. Other concerns brought forward included the following: the over-abundance of traffic flow on the narrow rural road, decreased property values, increased taxes for maintenance of road improvements, loud noises, bright lighting, mounding/landscape buffering and environmental factors, such as an increase in pollutants and water erosion. Requests were made to table the issue until more data could be gathered.

Mr. Rozzi closed the floor to public comments to begin deliberations.

Mr. Darryl Cordrey indicated the zoning code was clear and the requirements had been met. However, he believed it would be a wrong move to approve the reduction of parking spaces due to traffic flow so overflow parking would not occur on the street.

Mr. Sousa gave assurance to the audience that the building would have a large septic holding tank which would get pumped out frequently. He also brought up traffic modifications would not affect the taxpayers. Mr. Sousa stated if changes were made, expenses would fall on the developer. However, he was concerned about the sensibility of requiring a sidewalk and wanted to consider mounding and landscaping buffering to lessen the impact to the residents.

Mr. Yoder addressed the lighting issue regarding traffic patterns from headlights of the cars.

Mr. Sousa questioned the need for the sidewalk.

Mr. Yoder answered that the BZA would be able to grant a variance only if the applicant applied for one.

Mr. Rozzi asked about the location of the exit, wondering if it could be altered so headlights wouldn't be shining in residents' homes.

Mr. Yoder replied the location was designated by ODOT.

Mr. Rozzi made a motion with a second from Mr. Cordrey to re-open the floor to public comments.

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

Mr. Rozzi asked the applicant if he had a proposed schedule of events or usage of the building.

Mr. Painter indicated he would ask Mr. David Darwiche to address the event schedule, as he was uncertain. However, he did mention the proposed drive was situated across from a Paper Street, since there was no residence at that location. He was still waiting on a reply from ODOT.

Mr. Darwiche came forward and explained his role (Construction Manager and Owner's Rep.)

Mr Rozzi inquired about the typical schedule for the mosque congregation.

Mr. Darwiche responded that the worship would be on Fridays around noon.

Mr. Sousa asked about the attendance outside of normal Friday services.

Mr. Darwiche responded that no more than 15 people would be coming in daily.

Mr. Rozzi made a motion with a second from Mr. Cordey to close the floor to public comments.

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

Mr. Yoder reminded everyone that this issue was solely on zoning only. He suggested for concerned residents to call the county engineer's office or ODOT for concerns outside of zoning-related issues.

Ms. Gehring noted the landscape code law dictated that landscape mounds could not be used in lieu of landscaping height, but the Board may have the option to request additional mounding.

Mr. Sousa asked what could be done to request mounds to reduce headlights intruding into residents' homes.

Mr. Yoder replied that they could ask the applicant about this consideration.

Mr. Rozzi made a motion with a second from Mr. Cordrey to re-open the floor to public comment once more.

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

Mr. Darwiche came forward and indicated that night-time traffic would be extremely minimal as the only group gathering would be for daytime prayer.

Mr. Painter advanced to the floor stating they had some evergreen shrubbery and trees that would diffuse headlights.

Mr. Rozzi made a motion with a second from Mr. Cordrey to close the floor to public comment again.

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

Police Chief, Scott Hughes, asked if a traffic impact study could be completed on Schlotman Road since this was not an ODOT controlled roadway.

Mr. Yoder gave affirmation that this could be requested.

Assistant Fire Chief, Dan Berkebile, expressed concerns about reducing the parking spaces. He stated if all parking spaces were full, people would resort to parking in fire lanes. He mentioned this would prove to be difficult should a medical or fire emergency take place.

Mr. Rozzi voiced his frustration with this situation, as the location is not ideal. He indicated they are bound by law but he had concerns about the traffic impact. He believed a traffic study at Schlotman Road would be beneficial.

Mr. Kurt Weber, of the Warren County Engineer's Office and the township's Fiscal Officer, noted that the proposed access was ODOT controlled. He stated a study at the intersection of 48 and Schlotman may be in order with the increase in traffic. He suggested that it would be helpful if everyone driving from Loveland to the northern part of the township would stay on Route 48.

Mr. Centers indicated if this plan was approved, he would make a request to ODOT for a traffic study.

Mr. Rozzi made a motion with a second from Mr. Cordrey to approve the site plan review of Hamkor UZ Mosque at 8665 State Route 48, Maineville, Ohio 45039 pending the following conditions: compliance to regulations of the Hamilton Township Zoning Code and meeting the requirements of all county organizations, along with requiring a minimum of 173 parking spaces.

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 enter into a brief recess.

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 recess.

New Business

-Motion: To enter into contract with Bill Barnhill for a Concession Stand lease agreement at Testerman Park for the 2022/2023 baseball season.

Mr. Rozzi made a motion with a second from Mr. Cordrey to approve the Concession Stand lease agreement.

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

-Resolution 22-0407: Lighting District assessment compensation pursuant to O.R.C. 515.12.

Mr. Rozzi made a motion with a second from Mr. Cordrey to approve Resolution 22-0407.

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

-Resolution 22-0407A: Disposal of obsolete property and equipment.

Mr. Rozzi made a motion with a second from Mr. Cordrey to approve Resolution 22-0407A.

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

-Resolution 22-0407B: Codifying the zoning change located at 6426 State Route 48 from R-1 to B-2.

Mr. Rozzi made a motion with a second from Mr. Cordrey to approve Resolution 22-0407B.

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

Administrator's Report

Mr. Centers reviewed high level cost saving tactics on various items.

Next, he commented that he contacted ODOT regarding the tragic incident at Turning Leaf and 22. ODOT filled the pot holes, reached out for crash reports (after two accidents in one week) and were very responsive.

He then brought up the Stotler 2 Development. Mr. Centers mentioned that the County Commissioners voted 2 to 1 to bring a third party legal counsel for a prior agreement.

Mr. Centers put out a reminder stating Hamilton Township does not have a noise ordinance. With the warming weather, he anticipated that people would start sleeping with their windows open and may hear the trash vehicles more prominently.

He reminded everyone about the Easter Egg Hunt, which would take place on Sunday, April 10th at Testerman Park.

At that point, Mr. Centers then turned the floor over to Mr. Kenny Hickey.

Mr. Hickey mentioned that the Ohio Multi Agency Radio Communication System, the same band as all emergency services were upgradable. He indicated they wanted to replace them in the next couple of years. The cost would be \$3500 each, which would total \$35,000. If the board decided to replace them before June, it would save around \$3,000. Mr. Hickey stressed the necessity of replacing these in the next two years.

Mr. Centers commented that this expense was not budgeted, but they wanted to bring the topic to the board. He stressed that no decision would need to be made that night.

Mr. Hickey remarked that the required update for the fire and police systems would not need to be paid for since they were emergency services, however the road departments in Warren County would be responsible for payment, since they were not considered emergency services.

As Mr. Weber had nothing notable to discuss, the floor was turned over to the trustees.

Trustee Comments

Mr. Sousa gave another reminder about the change of date for the Easter Egg Hunt, due to the weather. He then expressed his gratitude to the police, fire and EMS for their hard work and diligence.

Mr. Cordrey also thanked the emergency responders and for their continuous community engagement. He also gave thanks to the community for coming out to the meeting to express their feelings on the issues at hand. Mr. Cordrey made mention of the weather and hoped to see the return of sunshine and warmth in the upcoming days.

Likewise, Mr. Rozzi expressed appreciation to the police, fire and EMS staff. At that point, he shared that the crew of the USS Cincinnati would be in the township the next evening at a

barbeque. He indicated they were part of a contingency that was brought here by a foundation that enabled command staff and other members of the crew to tour their host city. The organization has been in Cincinnati since April 5th touring the sites and visiting dignitaries. He gave a warm welcome to the group.

Mr. Rozzi made a motion with a second from Mr. Cordrey to enter into executive session in reference to O.R.C. 121.22 (G) (1) and (G) (3).

- (G) (1): To consider the employment or compensation of a public employee.
- (G) (3): Conference with an attorney for the public body concerning disputes involving the public body that are the subject of pending or imminent court action.

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 return from executive session at 10:52 p.m.

Roll call as follows:

Mark Sousa	Yes
Darryl Cordrey	Yes
Joe Rozzi	Yes

Mr. Rozzi made a motion with a second from Mr. Cordrey to amend and renew the employment agreement with Mr. Brent Centers.

Roll call as follows:

Joe Rozzi	Yes
Mark Sousa	Yes
Darryl Cordrey	Yes

Adjournment

With no further business to discuss, Mr. Rozzi made a motion with a second from Mr. Cordrey to adjourn at 10:52 p.m.

Roll call as follows:

Joe Rozzi	Yes
Mark Sousa	Yes
Darryl Cordrey	Yes