

HAMILTON TOWNSHIP ZONING COMMISSION MEETING

April 14, 2025

Mr. Kuvin called the meeting to order and announced the matters before the Board at 6:04 p.m.

Members present: Randy Kuvin
 Chad Meadows
 Scott Gravett
 Justin King
 Julie Perelman

Mr. Meadows made a motion with the second from Mr. Gravett to approve the March 10, 2025, regular meeting minutes.

All in favor. Aye.

Mr. Kuvin explained the procedures and guidelines the Board would use to reach a decision during the hearing. He asked any persons wishing to offer testimony or speak during the hearing to raise their right hand; an oath was administered.

Cathy Walton presented a rezoning request for 59.66 acres at 0 Grandin Road, proposed by Beaver Creek Development, LLC. The request seeks to rezone the site from M-1 Light Industry to a Planned Unit Development (PUD) consisting of R-3 (123 single-family lots) and M-1 (2 industrial lots). The project includes three roadway connections and is adjacent to the Arbors at Grandin Pond development.

The proposal aligns with aspects of the Hamilton Township Land Use Plan, though the current FLUM designates the area for industrial/office use. The RPC recommended approval with conditions, including traffic, stormwater, landscaping, phasing limits, and zoning code compliance. Staff recommended the Zoning Commission recommend approval to the Board of Township Trustees.

Ed Farruggia, representing the applicant, stated that there was little to add beyond what was presented by staff. His project partner, Richard Arnold, explained that while the residential portion may eventually include 123 lots, the current request is solely for rezoning approval. He also addressed emergency access concerns, noting there would be temporary access from Honeysuckle Lane. In response to questions from the Commission, Administrator Jeff Wright confirmed that Fire and EMS would have access via Honeysuckle Lane, with bollards in place to prevent through traffic.

During public comments, a nearby resident expressed concern about traffic and requested signage to prevent future through traffic on Honeysuckle Lane. Another resident, who lives adjacent to the proposed development, voiced concerns about the potential loss of green space,

the strain on water and sewer infrastructure, impacts on local wildlife, and the capacity of the school system to absorb an increase in students.

During deliberations, Ms. Perelman acknowledged that the township already has a high percentage of residential land and a limited supply of commercial and industrial-zoned property. However, majority agreed that the mixed-use proposal reflects a reasonable balance and aligns with the surrounding South Lebanon development. There was also consensus that leaving the property industrial could open the door to heavier industrial uses without adequate buffering, which could negatively affect nearby residents. The Commission emphasized that details such as lot sizes and landscaping requirements would be addressed in the next phase of the PUD process.

Mr. Meadows made a motion with a second from Mr. Gravett to recommend approval for the rezoning from M-1 to M-1 PUD and R-3 PUD for 0 Grandin Rd, Maineville, Ohio 45039.

Roll Call:	Julie Perelman	Yes
	Randy Kuvin	Yes
	Scott Gravett	Yes
	Chad Meadows	Yes
	Justin King	Yes

Mr. Kuvin made a motion with a second from Ms. Perelman to adjourn at 6:44 pm.

All in favor. Aye.