

## Hamilton Township Trustee Meeting

May 18, 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.

A 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 May 4, 2022 Trustee Meeting.

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

A 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:	Mark Sousa	Yes
	Darryl Cordrey	Yes
	Joe Rozzi	Yes

### **Public Comments**

Mr. Rozzi opened the floor to public comments at 6:01 p.m.

Mr. Rutsy Hollman stepped forward to read a letter written by Mr. Ray Warrick expressing his concerns with Hamilton Township's Point PUD Stage 1 proposal and Walmart.

At that point, Mr. Popp advanced to inquire about the traffic study at the intersection of Route 48 and Schlottman Road.

Mr. Igor Tregubov came forward to seek assistance on a drainage matter in his driveway.

As no one else stepped forward, Mr. Rozzi closed the floor to public comments.

### **Human Resources**

Mr. Centers requested a motion to approve the promotion of Sergeant Quillan Short to Captain effective May 16, 2022.

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

### **Public Hearing**

-Site Plan Review: Myers Y. Cooper Company for property located at 6426 State Route 48 and 6386 State Route 48, Maineville, Ohio 45039

Ms. Gehring began the Township Center Site Plan Review by stating the current owners (Mr. John & Mrs. Beatrice Rapp and Ms. Betty Abrams), the applicant (Myers Y. Cooper Company) and spokespersons (Mr. Chris Breda and Mr. Randy Cooper). She then reviewed the legal notice publication by introducing the project description. Ms. Gehring highlighted the following: the site aerial & zoning map, overall site plan, proposed building construction, elevations, zoning requirements, use-specific standards, general architecture, parking requirements, curbs,

sidewalks, landscaping & lighting requirements and tree preservation. In addition, she reported the comments from Warren County Partner Organizations. Ms. Gehring listed the conditions which must be met in order for the staff to recommend approval.

After Ms. Gehring's presentation, Mr. Cordrey asked for further clarification on the sidewalk and stream mitigations.

Mr. Sousa and Mr. Rozzi questioned the access point quantities and metrics.

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

Mr. Rozzi invited the applicant to step forward.

Mr. Chris Breda, a developer with Myers Y. Cooper Company, approached the front. He described the history of the company, the genre of developments and listed their prior facilities with specified locations. Next, Mr. Breda relayed his positive impression of Hamilton Township's demographics, community and school systems (strong indicators for their sites to build). He stated his belief that development would be a good fit to the current business organizations. Mr. Breda elaborated on the exterior design features and aesthetics of the building. Finally, he wrapped up his explanation with a construction timeline.

At that time, Mr. Randy Cooper advanced while Mr. Breda took his seat. Mr. Cooper expressed his apprehensions about ODOT's letter which listed the conditions and/or future revisions to the curb cuts and access points. His main points of contention were obstructed access for supply trucks, emergency vehicles and pedestrian traffic interfering with a service drive.

Mr. Sousa and Mr. Conover asked for further clarification and pondered the likelihood of the conceivable future revisions to the curb cuts.

Reflections were made on the verbiage of the document and whether or not it was standard legal language.

Mr. Cooper replied that he anticipated a response from ODOT.

Then, Mr. Rozzi invited those in favor or opposed to the development to come forward. Next, Mr. Rozzi closed the floor to the public hearing and opened up deliberations.

Finally, a motion was made by Mr. Rozzi to approve the Site Plan Review for Myers Y. Cooper Company for property located at 6426 State Route 48 and 6386 State Route 48, Maineville, Ohio 45039.

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

Mr. Centers conveyed his enthusiasm about the Myers Y. Cooper Company development.

**New Business**

**-Resolution 22-05018A: Increase in appropriation (Fire Department)**

A motion was made by Mr. Rozzi with a second by Mr. Cordrey to accept Resolution 22-0504A authorizing a special assessment in certain lighting districts.

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

### **Administrator's Report**

Mr. Centers announced a public ceremony at Maineville Cemetery on Saturday, at 10:30 a.m. to commemorate Revolutionary War Veteran, John Scott.

Then, he stated that the federal government recently released unusually large amounts of grant funding. Therefore, Hamilton Township was currently working with other townships to hire a Part-Time Grant Writer to obtain more money into Warren County.

Next, Mr. Centers brought up the damaged road that ran behind CVS. He announced that this was recently repaired.

At that point, he noted that measures had been taken to fix the storm water flooding issues on Schlottman Road (a concern brought up from the last meeting).

Finally, Mr. Centers responded to the Walmart property concern that Mr. Holman spoke about during the public comment portion of the meeting. He clarified that it was a B2 (general business parcel) which allowed a mixed use PUD. Therefore, commercial development and multi-family development were both permissible. The Regional Planning Commission (RPC) Staff did not make a recommendation to approve or deny it. They did not make a recommendation because they did not have a mixed use specific PUD in the code. Therefore, the RPC voting board recommended approval to the zoning commission. Mr. Centers argued high-end multi-family developments were an essential part of a growing community, like Hamilton Township. Furthermore, the four commercial outlots had letter of intents (LOIs) which were strictly between the developer and the property owner.

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

Fiscal Officer, Mr. Kurt Weber, reviewed the financial report for the month of April. At 33% thru the year, 42.6% of the estimated revenue was received. Approximately 28% of the expenditures were spent. The overall total cash balance was around \$18 million.

### **Trustee Comments**

Mr. Rozzi mentioned the key staff's goal-setting "Synergy Day" and the document outlining the brain-storming work session that took place the previous week. He expressed his appreciation and pride for the event and the staff's endeavors, growth and professionalism. Mr. Rozzi noted the board's vision for the community had been amplified by the assistance from the staff's leadership. He noted he was a better leader himself because of the accomplishments and the goals that had been set.

Mr. Sousa also commented on the "Synergy Day" and expressed his wish to have a public work session on the content outlining and prioritizing the goals and efficiencies for the township. He believed the residents should take pride in Hamilton Township as it was on the cusp of a number of large developments. Additionally, Mr. Sousa thanked Mr. Hickey for working with the property manager by patching the pot holes behind CVS and performing base repairs. He noted additional work would be performed to restore the area. Finally, Mr. Sousa commented on the letter from Mr. Ray Warrick. He stated the board would be checking on any potential recourse with Walmart, which he deemed to be an unlikely outcome. Mr. Sousa also mentioned the board was not made privy to the real estate contracts and conditions. Finally, he noted the traffic would be the natural consequence to new development. However, plans would be made for new roads and access points to help buffer the traffic.

Mr. Cordrey agreed with the "Synergy Day" comments mentioned previously. He was happy to see a shared vision between the staff and the board. Mr. Cordrey expressed his enthusiasm for the future of Hamilton Township. In tandem with the other trustees, he shared that future development would be coming to the area and gave assurance that they were committed to having it prepared properly.

**Executive Session**

Mr. Rozzi made a motion to enter into executive session in reference to O.R.C. 121.22 (G) (1) to consider the employment, dismissal, promotion, demotion or compensation of a public employee or official at 7:16 p.m.

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

Mr. Rozzi made a motion to exit the executive session at 8:04 p.m.

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

**Adjournment**

With no further business to discuss, Mr. Rozzi made a motion with a second from Mr. Cordrey to adjourn at 8:04 p.m.

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