

## Hamilton Township Trustee Meeting

May 3, 2023

Trustee Board Chairman, Mark Sousa, called the meeting to order at 6:00 p.m. Mr. Rozzi, and Mr. Sousa were present.

Roll call as follows:   Joe Rozzi                    Yes  
                                  Mark Sousa                    Yes

The *Pledge of Allegiance* was recited by all.

A motion was made by Mr. Sousa, with a second by Mr. Rozzi, to approve the clerk's journal and accept the tapes as the Official Meeting Minutes of the April 19, 2023, Trustee Meeting.

Roll call as follows:   Mark Sousa                    Yes  
                                  Joe Rozzi                      Yes

A motion was made by Mr. Sousa, with a second by Mr. Rozzi, to approve the bills as presented before the Board.

Roll call as follows:   Mark Sousa                    Yes  
                                  Joe Rozzi                      Yes

### **Public Comments**

Mr. Sousa opened the floor to public comments at 6:02 pm.

Mr. Sousa closed the floor to public comments at 6:02 pm.

### **Public Hearing** – Christian Brothers Automotive Stage 2 & 3 PUD

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

Mr. Steve Pegram began his presentation by introducing the property owner, SR 48 Daycare LLC, the applicant Christian Brothers Automotive, Spokespersons Paula Tolliver and Josh Huffine.

Mr. Pegram explained that a legal notice was published in the Sunday, April 23<sup>rd</sup> edition of *The Pulse Journal* in Warren County.

Next, Mr. Pegram indicated that the applicant is requesting a stage 2 & 3 PUD to construct a automotive business 6,054 sq ft building. There will be 10 service bays to occupy the building.

At that point, he reviewed the zoning and land use of areas surrounding the property in question. B-1 Neighborhood Business Zone to the North, North and West and R-4 Urban Family Residence to the South. He explained that the applicant is proposing 35 total parking spaces included two (2) ADA parking spaces. Per HT Zoning Code, Only 13 spaces are required and can only exceed by 125% of the minimum (16 parking spaces). The landscaping plan meets HTZC regulations with more than 15% of the site being open space. The applicant proposes an 8' tall monument sign to be 10' from the front property line outside of the right-of-way. The primary façade of the building does not face the street. The design materials consist of modular brick as well as natural limestone. A revised photometric plan was submitted at RPC and shows a mix of illumination levels at property line.

He then went on to explain the comments from our Warren County Partner Organizations:

- Warren County Regional Planning Commission heard this development at their Mar 23, 2023 executive committee meeting. With a vote of 14 yes, 0 no, 2 abstention, RPC recommends approval of Christian Brothers Automotive Stage 2 Preliminary Plan with the following conditions.
  - o 1.) All plans and proposals from the applicant shall be made conditions of approval unless modified by one of the following conditions.
  - o 2.) Compliance with the Warren County Subdivision Regulations, the Hamilton Township Zoning Code, the Warren County Thoroughfare Plan, and the PUD Stage 1 conditions of approval (resolution 14-0507B)
  - o 3.) Prior to construction, the applicant shall furnish the Engineer's Office with a set of stormwater calculations. An as-built survey of the basin must also be furnished demonstrating that it was built per plan.
  - o 4.) Automotive service shall be performed and conducted inside the building.
  - o 5.) All vehicles or parts shall be kept inside a building or screened from view of persons contiguous property or persons using public right-of-way.
  - o 6.) An Earth Disturbing Permit from Warren County SWCD will be required if 1 acre or more of land will be disturbed during construction.
  - o 7.) A right-of-way permit from the Ohio Department of Transportation will be required for any utility crossing State Route 48.
  - o 8.) The water mains, hydrants and ancillary components within the development shall be privately owned and maintained.
  - o 9.) The applicant shall contact the Warren County Health District regarding plumbing permits prior to construction.
  - o 10.) Parking spaces should be revised to meet Hamilton Township Zoning Code requirements both in size of the spaces and quantity.
  - o 11.) Interior traffic circulation shall be subject to a written review by Hamilton Township Fire Department.
  - o 12.) Sidewalks shall comply with section 7.7.1 (A) of the Hamilton Township Zoning Code and require minimum width of 4' sidewalk along the frontage of State Route 48.
- Hamilton Township Zoning Commission reviewed this development proposal at their April 10, 2023 meeting. They unanimously voted to recommend approval of the PUD stage 2 Preliminary Plan for Christian Brothers Automotive with the following conditions
  - o 1.) Compliance with the Warren County Regional Planning Commission conditions with the exception of condition #5 being modified to allow parking of vehicles on the lot for a period of time not to exceed 72 hours.
  - o 2.) Modifying the landscaping plan as discussed to rearrange some trees to screen the side of the building facing State Route 48.
  - o 3.) Compliance with all Warren County partner organization conditions.
- Staff is not aware of any additional comments from Partner Organizations

Mr. Pegram explained that Staff recommends Approval of the PUD stage 2 & 3.

Mr. Rozzi asked if we are just rearranging vegetation and not adding more.

Mr. Pegram responded yes that is correct.

Mr. Sousa asked if a traffic study has been done.

Mr. Josh Huffine came forward to speak. He explained they had done a traffic study for just this site and it was determined that the turning lane is not necessary.

Mr. Weber explained that the existing road already has a two lane turn lane.

Ms. Paula Tolliver came forward to speak. She explained that she would be happy to answer any questions.

Mr. Sousa asked if these are franchised or privately own.

Ms. Tolliver explained that they are franchised and they have been in business for over 40 years. She explained they are a light industry car shop. Their hours are 7 am-6pm Monday – Friday.

Mr. Sousa invited any one in favor to come forward.

Mr. Paul Systs he mentioned that he is involved with the Corporate Chaplin’s of America and they service many Christian Brother Automotive employees. He stated they are a great organization.

Mr. Sousa invited any one in opposition to come forward.

Mr. Sousa made a motion with a second from Mr. Rozzi to approve the site plan review for Christian Brothers Automotive PUD stage 2 & 3. Subject to the following conditions  
Compliance with the Warren County Regional Planning Commission conditions with the exception of condition #5 being modified to allow parking of vehicles on the lot for a period of time not to exceed 72 hours. Compliance with all Warren County partner organization conditions.

Roll call as follows:	Mark Sousa	Yes
	Joe Rozzi	Yes

### **New Business**

- Resolution 23-0503A: School Resource Officer

Chief Hughes explained the only changes are that there is no requirement for the School District to purchase a vehicle and this contract is for 2 SRO’s at the High School and Junior High.

Mr. Sousa made a motion with a second from Mr. Rozzi to approve Resolution 23-0503A.

Roll call as follows:	Joe Rozzi	Yes
	Mark Sousa	Yes

- Motion – Authorizing the Township Administrator to enter into contract for professional services.

Mr. Pegram explained that the damage caused by erosion and flooding at Mounts Park we are working with County organizations to try and fix this issue. We feel the need to bring in a profession engineering firm. To help prevent this from ever happening again.

Mr. Sousa made a motion with a second from Mr. Rozzi to enter into contract with Goodhue Consulting.

Roll call as follows:	Mark Sousa	Yes
	Joe Rozzi	Yes

### **Trustee Comments**

Mr. Rozzi stated our thoughts are with Mark & Amy Altimeir and the Monkey Bar after the fire they had this morning. We have expressed to them if they need help in anyway please reach out.

Mr. Sousa seconded that. He thanked Chief Jewett and crew for the good job they did. He also mentioned that the Police Department had an interesting encounter with someone who committed a crime in a difference state and turned himself in. He thanked the Police Department for the good job they did. He mentioned Grandin is still closed but they are making progress. Park cleanup is this Saturday morning.

**Human Resources**

- Motion – Amend the roster of Hamilton Township as presented.

Mr. Sousa made a motion with a second from Mr. Rozzi to update the Township roster as presented to the Board.

Roll call as follows:    Mark Sousa                    Yes  
                                  Joe Rozzi                         Yes

**Adjournment**

With no further business to discuss, Mr. Sousa made a motion, with a second from Mr. Rozzi, to adjourn at 6:31 pm.

Roll call as follows:    Joe Rozzi                         Yes  
                                  Mark Sousa                        Yes