

Hamilton Township Trustee Meeting

May 1, 2024

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

Roll call as follows: Darryl Cordrey
Joe Rozzi

The *Pledge of Allegiance* was recited by all.

A motion was made by Mr. Cordrey, with a second by Mr. Rozzi, to approve the clerk's journal and accept the audio and visual recording as the Official Meeting Minutes of the April 17, 2024, Trustee Meeting.

Roll call as follows: Joe Rozzi Yes
Darryl Cordrey Yes

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

Roll call as follows: Darryl Cordrey Yes
Joe Rozzi Yes

Swearing-in Ceremony

Police Department: Chief Scott Hughes swore in the following:

Alexis Manning- Full-time Patrol Officer

Alexis graduated from Edgewood High School in 2016. She then enrolled at Miami University, where she played basketball and earned an Associate's degree. After college, she worked at the City of Middletown as a corrections officer.

In 2022, Alexis attended the Butler Tech police academy where she was elected Class Lieutenant and received the Brian Dulle Award. Alexis brings 1.5 years of police experience from the City of Middletown to our department.

Alexis was pinned as a full-time HT Police Officer by her mother, Lisa.

Bryan Kennedy- Full-time Patrol Officer

Bryan is a graduate of Clinton Massie High School. Following high school, Bryan attended Shawnee State University, where he played baseball. While home on summer break, he did a ride-along with a police officer and decided to pursue law enforcement as a career. He enrolled in the police academy in 2021 and graduated shortly thereafter. Upon graduating from the police academy, Bryan was hired as a Warren County Sheriff's Deputy and assigned to the Deerfield Township post. His former supervisors at the sheriff's office described Bryan as an excellent employee with a proactive work ethic.

Bryan was pinned as a full-time HT Police Officer by his mother, Nicole.

Public Comment

Mr. Cordrey opened the floor to public comments at 6:16 p.m.

Mr. Brad Turner: Questions any if there are in laws or resolutions about vehicles blocking sidewalks in homeowners' driveways.

Chief Hughes: There is a state law that prohibits blocking sidewalks in residential areas. He suggests that residents call the Hamilton Township non-emergency and make a report.

Mr. Turner: With the nicer weather, there are more golfcarts on the road, are they allowed?

Mr. Cordrey: You must have a legal vehicle on the roads, call the non-emergency number and the police department will address the situation.

Mr. Barry Fishman: President of Adena, Miami Bluffs HOA. Feathertrail dead-ends into a grassy knoll with Striker on the other side. There is an emergency gate there and people are parking when working on Striker. He questions if the Police Department can place a no-parking sign for 50 feet on both sides of the fence.

Mr. Don Pelfrey: The HOA is allowed to place signs on the Miami Bluff side of the gate; however, the other side is a right-of way.

Chief Hughes told Mr. Fisherman to call the non-emergency and an officer will assess the situation.

Mr. Cordrey closed the floor to public comments at 6:22 p.m.

Public Hearing – 280 Dwire Road, Maineville, OH 45039 Zoning Map Amendment

Ms. Cathy Walton, Planning and Zoning Director, presented the staff report for a zoning map amendment 347.4, located at 280 Dwire Road, Maineville, OH 45039. The Property Owner is

M/I Homes of Cincinnati. Amendment for the Comprehensive Land Use Plan is consistent with the purpose of zoning code. Also, amendment must be consistent with the Hamilton Township Use Plan and other development policies adopted by the board of Trustees. Applicant must justify zoning and show why it is best suited for the specific site based upon the policies of the township.

Legal Notice was published in the March 25, 2024, edition of *The Journal News*. Notice was mailed to all property owners within two hundred feet of the subject parcel. The applicant, Brent Wilkens, is requesting a zone change from R-1 Single Family Zone to R-4 Urban Residence District.

The zone change is intended to allow thirty-eight lots on the 16-acre property. Surrounding properties are zoned R-1 PUD and R-4 PUD. Future land use is deemed for rural residential, primarily for single family homes on 2- acre lots. The Warren County Regional Planning Commission heard this zoning amendment at their March 28th meeting and agreed it should be approved with conditions. Hamilton Township Zoning Commission heard this proposed development at their August 22, 2024, meeting. They voted 4-0 to approve a positive recommendation for the PUD Stage 1 Sketch Plan for the Cypress Pointe development with the conditions set forth by the WC Regional Planning Commission.

Mr. Cordrey invited the applicant forward to address the Board.

Mr. Wilkens: There goal is to make more of what is already there, matching the existing surrounding properties. He has talked with several of the neighbors and the HOA addressing their concerns. One of the greatest concerns is drainage issues that he has relayed to his engineering team and feels confident that their plan will alleviate that worry.

Mr. Cordrey asked Mr. Wilkens if he had been working with the Warren County Engineer's Office and if that is the reason for the two retention ponds in the plans.

Mr. Wilkens: The ponds are necessary given the natural relief. Based on feedback, they did start preliminary grading of the site to address pinch points where the water funnels toward other people's properties.

Mr. Rozzi: Will the architecture be similar to the surrounding properties?

Mr. Wilkens: Yes, the design will be like the MI Homes in the Rivercrest subdivision.

Mr. Cordrey invited those who opposed the zone change to come forward, in which there were none.

Mr. Cordrey invited those who were in favor or neutral to come forward.

Ms. Barbara Sourjohn: She is the HOA president for Fairways at Rivers Glen and has been in communication with Mr. Wilkens throughout the planning stage. She is excited and has high hopes for what is to come with the property.

Mr. Cordrey made a motion with the second from Mr. Rozzi to approve the PUD Stage 1 application from M/I Homes with conditions.

Roll call as follows:	Darryl Cordrey	Yes
	Joe Rozzi	Yes

New Business

Motion- Motion to authorize the purchase of a Land Pride All-Flex mower from Zimmer Tractor in the total amount of \$5,642.00 after receiving trade-in value of \$20,000 for a 2022 Lastec mower.

Mr. Pelfrey: The existing mower is a 2022 replacement after the initial mower had mechanical issues. The replacement shows the same issues, being out of service 75% of the time since in the possession of the Township. When the mower is out of service, we are required to run two smaller zero-turn mowers, with two crew members to perform the same work of one crew member running one mower.

Mr. Cordrey confirms with Mr. Pelfrey that after trade-in the approximate out of pocket is close to \$5,600.

Mr. Pelfrey confirms with the 25% discount from Sourcewell and trade-in value.

Mr. Cordrey questioned Mr. Pelfrey about the longevity of the new equipment.

Mr. Pelfrey: He estimated the equipment to last up to 12 years if not longer.

Mr. Cordrey made a motion with a second from Mr. Rozzi to approve the purchase of a Land Pride All-Flex mower from Zimmer Tractor.

Roll call as follows:	Darryl Cordrey	Yes
	Joe Rozzi	Yes

Motion- Motion to approve the purchase of a cemetery deed.

Mr. Cordrey made a motion with the second from Mr. Rozzi to approve the purchase of a cemetery deed.

Roll call as follows: Joe Rozzi Yes
Darryl Cordrey Yes

Public Comments

Mr. Cordrey opened the floor to public comments at 6:49 p.m., in which there were none.

Public Hearing – Take 5 Oil Change Site Plan Review

Ms. Cathy Walton, Zoning Director, presented the staff report for Site Plan Review for Take 5 Oil Change to construct a 1700 square foot commercial building located at 71 Towne Center Boulevard, Maineville, Ohio 45039. Take 5 Oil Change is a drive thru, quick oil change facility. They will offer stay in your car 10-minute oil changes, windshield wiper blade replacement, as well as engine and air filter replacement.

Mr. Cordrey invited the applicant to address the Board.

Ms. Brady Zackery has nothing to add to Ms. Walton’s presentation.

Mr. Rozzi questioned the timeline for the building.

Ms. Zackery: Building will take place as soon as they secure permits and obtain an access road.

Mr. Cordrey made a motion with the second from Mr. Rozzi to approve the site plan application for Take 5 Oil Change with conditions.

Roll call as follows: Joe Rozzi Yes
Darryl Cordrey Yes

Fiscal Report

Ms. Leah Elliott will give the April Financial Report at the next meeting being held on May 15, 2024.

Ms. Elliott stated that she met with Ellen Horman, Administrative Wright, and Red Tree Investments. In the upcoming weeks she will meet with Matt Nolan and take the Commercial Paper class.

Administrators Report

Mr. Wright gave a presentation for the Administrator Report:

- Ms. Horman is busy prepping for the 2025 Tax Budget and will be presented to the Board in July.
- The training tower and community garden hydrant and waterline are up and running at Marr Park.
- The Fire Department's recent recruit class was full and we are already seeing the dividends with part-timers and the reduction in overtime.
- Fishing With the 5-O is May 18th at Mounts Park
- Survey work is being conducted at Mounts Park by Stantec Engineering
- Public Works purchased road plates that will be used as the department replaces culverts, allowing fewer street closures.
- Warren County has submitted a revision of the Nunner Road closure

Trustee Comments

Mr. Cordrey: Asked the residents for patience as there is currently a lot of construction and much needed roadwork being done. He ensures that the bulk of the construction should be done by the end of the year.

Mr. Rozzi seconded Mr. Cordrey's comments.

Adjournment

With no further business to discuss, Mr. Cordrey made a motion with a second from Mr. Rozzi to adjourn at 7:04 pm.

Roll call as follows:	Joe Rozzi	Yes
	Darryl Cordrey	Yes