

Hamilton Township Trustee Meeting

May 20, 2026

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

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

The Pledge of Allegiance was recited by all.

A motion was made by Mr. Sousa, with a second by Mr. Cordrey, to approve the audio/visual as the Official Meeting Minutes of the May 6th Board of Trustees regular meeting.

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

A motion was made by Mr. Sousa, 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 Hearing- Text Amendments to HT Zoning Resolution

- Not permitting New Commercial Truck Parking and Off-site Semi-Truck Parking
- Regulating Lighting in residential Districts

Legal Director Yoder explained the procedures for the public hearing and requested that all individuals wishing to speak during the hearing be sworn in. The oath was then administered.

Zoning Director Cathy Walton presented the proposed text amendments to Chapters 4, 6, and 12 of the Zoning Resolution. The amendments include revisions to lighting requirements and regulations regarding off-site semi-truck and commercial truck parking facilities.

Ms. Walton explained that there are currently no lighting regulations for residentially zoned properties, and the Township has received several complaints regarding light intrusion from neighboring properties. The proposed amendment would establish lighting standards to help prevent light intrusion and would authorize the Zoning Inspector to require a lighting plan for residential projects when necessary. The amendment also proposes a maximum residential lighting height of 12 feet.

Ms. Walton further explained that the amendments would remove off-site semi-truck parking facilities from the permitted use table. The proposal would prohibit future off-site parking uses for semi-trucks and commercial trucks while also establishing clear definitions for these facilities, as well as definitions for Truck Terminals and Warehousing, Distribution, and Storage Facilities.

Mr. Sousa then opened the floor for comments in favor of the amendment. Dr. Dave Bauman, a resident on Nunner Road, stated that he has experienced intrusive lighting from a neighboring property and asked what the enforcement process would be under the proposed amendment. Ms. Walton explained that complaints would need to be submitted through the Hamilton Township Zoning Department. Upon review, the Zoning Department could require the property owner to submit a professional lighting plan demonstrating compliance with the amendment.

Another resident, who resides off Meadow Vista Drive in a tri-plex, also spoke regarding light intrusion, stating that a neighboring property has a flood light directed into his residence. He further noted that even if a fence were installed to help mitigate the issue, it would still exceed the proposed 12-foot height limitation for residential lighting structures and therefore would not fully resolve the concern under current conditions.

Mr. Dan Phipps then came forward seeking clarification regarding existing truck facilities and whether they would be affected by the amendment or grandfathered in. Mr. Yoder explained that existing lawful pre-existing uses would be grandfathered in. However, if a property owner wished to expand a nonconforming use, approval through the Board of Zoning Appeals would be required. He clarified that the amendment is intended to limit future semi-truck parking facilities.

With no one present in opposition to the amendment, the Board closed the public comment portion and entered into deliberation.

During deliberation, the Board and Mr. Yoder discussed the abandonment of nonconforming uses and informed the public that once nonconforming use is abandoned, the use rights are extinguished and may not be reestablished by a future property owner.

The Board then closed the public hearing.

Public Comments

Mr. Sousa opened the floor to public comments at 6:21 PM.

Shawn Ford, an Environmental Science educator at Little Miami, thanked the Board for taking steps to protect the character of Hamilton Township, reduce noise impacts, and address other community concerns through the proposed 12-month moratorium on data centers. He also informed the public that data centers require significant amounts of water and electricity, which he believes could have a major impact on the community.

Chip Story echoed Mr. Ford's concerns, stating that the increased demand for water and electricity associated with data centers could lead to higher utility rates and an increased cost of living for Hamilton Township residents. He encouraged the Board to consider a complete ban on data centers following the moratorium period.

With no further comments Mr. Sousa closed the floor to public comments.

New Business

Resolution No. 26-0520A- Purchase of Replacement Ambulance

Mr. Sousa made a motion with a second from Mr. Cordrey to approve Resolution 26-0520A, a resolution authorizing the purchase of a replacement ambulance to be received in 2028 and declaring the intent of the Board of Trustees to authorize a future advance from the General Fund to the Ambulance Billing Fund.

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

Resolution No. 26-0520B- Moratorium for Data Centers

Mr. Sousa made a motion with a second from Mr. Cordrey to approve Resolution 26-0520B, a resolution placing a twelve-month moratorium on the issuance of zoning permits and approvals for new data center uses in Hamilton Township, Warren County, Ohio.

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

Resolution No. 26-0520C- Approving Increase of Appropriations in the Hamilton Pointe TIF

Mr. Sousa made a motion with a second from Mr. Cordrey to approve Resolution 26-0520C, a resolution approving an increase in Township appropriations in the Hamilton Pointe TIF Fund (2902) to reconcile budgets for the calendar year 2026 and declaring an emergency.

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

Resolution No. 26-0520D- Authorizing Private Sale of Unneeded and Unfit-For-Use Property

Mr. Sousa made a motion with a second from Mr. Cordrey to approve Resolution 26-0520D, a resolution authorizing private sale of unneeded and unfit-for-use property in the Police Department.

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

Resolution No. 26-0520E- Adopting Text Amendment to chapters 4,6, and 12 of th Hamilton township Zoning Resolution

Mr. Sousa made a motion with a second from Mr. Cordrey to approve Resolution 26-0520E, a resolution adopting text amendments to Chapter 4, 6, and 12 of the Hamilton Township Zoning Resolution.

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

Motion- Approve Hamilton Township Roster as Presented

A motion was made by Mr. Sousa, with a second by Mr. Cordrey, to approve the Hamilton Township Roster as presented before the Board.

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

Motion- Approving the 2026/2027 Dental Insurance Benefit Renewal as Presented

Mr. Sousa clarified that at the previous meeting it was stated there would be no renewal rate increase for dental coverage; however, there has in fact been a 5% increase.

Mr. Sousa made a motion to approve the amendment of the 2026/2027 dental insurance benefit renewal as presented., seconded by Mr. Cordrey.

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

Motion- Approve Purchase of a Cemetery Deeds

A motion was made by Mr. Sousa, with a second by Mr. Cordrey, to approve the purchase of cemetery deeds as presented to the board.

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

Public Comments

Mr. Sousa opened the floor to public comments at 6:43 PM, with nobody coming forward public comments was closed.

Administrator’s Report

Police training will take place at Mounts Park Tuesday and Thursday mornings from 8:00–11:00 a.m., with the park closed during those times. Additional scenario-based training is also scheduled nearby on Tuesday and Thursday afternoons.

Residents are still being sought for an alternate position on the Zoning Commission and should contact Cathy Walton if interested.

Fire Department staff recently completed leadership training funded in part by a grant.

At Mounts Park, the stream restoration project continues with major milestones scheduled through October, and a litter cleanup event is planned for May 29 from 9:00–11:00 a.m.

Residents are reminded that storm-related tree issues involving power lines must be handled by Duke Energy before Public Works can respond.

Morrow-Cozaddale Road Bridge will close May 26 for about 10 weeks for rehabilitation, with school access maintained via US 22/SR 3.

Trustee Comments

Mr. Rozzi extended wishes for a happy Memorial Day to everyone

Mr. Cordrey reminded the public about the upcoming Touch-a-Truck event on June 13th and announced that Tropical Smoothie will be opening in the Township Center. He also addressed the recent fatal accident on Route 22/3, offering condolences and commending the fire department and police for their rapid response. He noted that Station 77 was fully staffed and able to respond even before dispatch issued the formal notice, emphasizing the importance of proper staffing and highlighting the critical value of first responders.

Mr. Sousa thanked Mr. Geraci for allowing the fire department to conduct a live burn training exercise on his property and for donating the structure so that personnel from both the local department and neighboring communities could benefit from the training opportunity. He also reminded residents that with school letting out for the summer, everyone should remain mindful of children playing in neighborhoods and near roadways.

Adjournment-

Mr. Sousa made a motion with a second from Mr. Cordrey to adjourn at 6:53 PM.

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