

# Hamilton Township Trustee Meeting

## May 7, 2025

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

Roll call as follows: Joe Rozzi  
Darryl Cordrey  
Mark Sousa

The Pledge of Allegiance was recited by all.

A motion was made by Mr. Rozzi, with a second by Mr. Cordrey, to approve the clerk's journal as the Official Meeting Minutes of April 16, 2025, Trustee Meeting.

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

### **Guest Speaker: Jason Dunlap, ICRC-TV**

Jason Dunlap and Tim Neumann presented a proposal to address outdated and piecemealed A/V equipment in the Trustee meeting room, which is critical for quality recordings and broader public access beyond Facebook Live.

They recommended Hamilton Township join the Intercommunity Cable Regulatory Commission (ICRC), a group of 22 communities offering professional video production, equipment, and media support. Membership would:

- Improve meeting and event coverage
- Expand outreach via cable, web, and streaming
- Provide access to shared equipment and cloud storage
- Offer internships and school partnerships

Tim Neumann noted he's worked successfully with Administrator Wright in other townships. The Township would incur no direct cost—funding comes from cable provider user fees, with 40% directed to ICRC.

### **Public Hearing- 0 Grandin Road. Rezone**

Law Director Ben Yoder explained the procedures and guidelines the Board would use to reach a decision during the hearing. He asked any person 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 on behalf of Beaver Creek Development, LLC. The proposal seeks to rezone the site from M-1 Light Industry to a Planned Unit Development (PUD) consisting of 123 single-family residential lots (R-3) and two industrial lots (M-1). The site includes three proposed roadway connections and is adjacent to the Arbors at Grandin Pond development.

While the request aligns with aspects of the Hamilton Township Land Use Plan, the current Future Land Use Map designates the area for industrial/office use. Despite this, the Hamilton Township Zoning Commission and Regional Planning Committee recommended approval with conditions related to traffic, stormwater, landscaping, phasing, and zoning compliance.

Ed Farruggia, representing the applicant, noted the request is limited to rezoning and clarified that previously prohibited items such as pools and playsets would be allowed. Mr. Sousa requested that the HOA, not the rezoning resolution, decide on such matters. Mr. Yoder proposed changes to Exhibit A, including allowing specific recreational items, clarifying open space and building height standards, and limiting the initial number of homes with a single access point.

A neighboring resident expressed concerns about the impact on the school system and loss of wildlife if the rezoning is approved.

### **Public Comments**

Mr. Rozzi opened the floor to public comments at 7:13PM.

Mr. Brad Turner thanked Inspector Sanders for removing signs along the streets throughout the township. He asked Fire Chief Jewett about address markers used in another township. Chief explained that he would look into adding that service but now the department has a program for green reflective address signs for residents. Also, with no cost battery changes for smoke detectors, free smoke detectors and installation (up to two at a time), and other services available for viewing online, all depending on staffing.

Mr. Steve Blow and the Board discussed the annexation procedures if South Lebanon sought to annex the new development approved on Grandin Road.

Mr. Keith Osterbrock raised concerns about hacking and reiterated the importance of ensuring the safety of residents, both young and old, when using ICRC in the future.

After nobody else came forward, Mr. Rozzi closed the floor to public comments at 7:33 PM.

### **New Business**

#### **Resolution No. 2025-0507A- Approving Zone Change for 0 Grandin Rd from M-1 Light Industry Zone to R-3 Multi-Family and M-1 Light Industry Planned Unit Development (PUD)**

Board members expressed that, although this is the first residential development considered during their terms, they believe it represents the most appropriate use for this parcel. While commercial development is generally preferred, they noted that the types of commercial uses likely to occupy the site would generate less tax revenue for both the township and the local school district.

A motion was made by Mr. Rozzi, with a second by Mr. Cordrey, to approve Resolution 25-0507A, a resolution to approve the zone change from M-1 Light Industry Zone to R-3 Multi-Family and M-1 Light Industry Planned Unit Development (PUD) for the property located at 0 Grandin Road., Hamilton Township, Warren County, Ohio 45039 (parcel 1605100015).

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

#### **Resolution No. 2025-0507B – Establishing Hamilton Pointe TIF Fund**

Mr. Cordrey made a motion with a second from Mr. Sousa, to approve Resolution 25-0507B- a resolution establishing the Hamilton Pointe Tax Increment Financing Fund (Fund No. 2902).

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

#### **Resolution No. 2025-0507C – Agreement to Join ICRC Council of Government**

A motion was made by Mr. Rozzi, with a second by Mr. Cordrey, to approve Resolution 25-0507C, a resolution authorizing Hamilton Township, Warren County, Ohio to enter into a services agreement with the Intercommunity Cable Regulatory Commission (ICRC)

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

#### **Resolution No. 2025-0507D – Authorizing to Receive VSP Franchise Fee**

Mr. Rozzi made a motion with a second from Mr. Cordrey to approve Resolution 25-0507D, a resolution requesting that Hamilton Township receive five percent (5%) of gross revenues, including advertising revenue, from video service provider (VSP) cable franchise fees pursuant to Ohio law.

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

**Resolution No. Resolution 25-0507E- resolution authorizing private sale of unneeded and unfit-for-use property in the Police Department.**

Mr. Rozzi made a motion with a second from Mr. Cordrey to approve Resolution 25-0507E, resolution authorizing private sale of unneeded and unfit-for-use property in the Police Department.

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

**Resolution No. Resolution 25-0507F, resolution authorizing the donation of obsolete equipment to Bellbrook Fire Department.**

Mr. Rozzi made a motion with a second from Mr. Cordrey to approve Resolution 25-0507F, a resolution authorizing the donation of obsolete equipment to Bellbrook Fire Department.

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

**Motion- Authorize payment Gamechanger Athletics**

Mr. Cordrey made a motion with a second from Mr. Sousa to authorize payment to Gamechanger Athletics in the amount of \$510.60 to close-out the completion of the athletic court project at Testerman Park

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

**Motion- Approve Hamilton Township Roster as presented**

Mr. Rozzi made a motion with a second from Mr. Cordrey to approve of the Hamilton Township Roster as presented before the Board.

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

**Motion- Approve 2025/2026 Township Health Benefits**

Mr. Rozzi made a motion with a second from Mr. Cordrey to approve the 2025/2026 Township health benefits as presented.

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

**Motion- Authorize Part-Time Position in the Police Department**

Mr. Rozzi made a motion with a second from Mr. Cordrey to authorizing the addition of this part-time position

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

**Motion – Purchase of Cemetery Deed**

Mr. Cordrey made a motion with a second from Mr. Sousa to approve the purchase of a cemetery deed as presented to the board.

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

**Public Comments**

Mr. Rozzi opened the floor to public comments at 7:44PM, with nobody approaching he closed the floor to comments.

**Fiscal Report**

Mrs. Leah Elliott gave the following updates for the March Fiscal Report:

Through the end of March, which is 25% through the year, we have received \$1.4 million of the \$16.5 million budgeted anticipated revenue. The final appropriations/expense budget is \$17.8 million, we spent \$4 million which is 22.8%. The total cash balance overall is \$17.3 million and the unencumbered fund balance is \$6.7 million.

## **Administrator's Report**

Mr. Wright gave the following updates for the Administrator Report:

- Nicole Earley and Mr. Wright met with the design firm for Mounts Park Phase I, with plans complete and bid documents being prepared. A \$100,000 state grant will help fund the project. Phase II will address erosion and flooding on Stubbs Mill Road and working on a joint grant application with the Warren County Engineer's Office.
- Tomorrow, the Currito ribbon cutting is at 10:00 AM at Township Center.
- The BZA meeting on Thursday will discuss sign variances for McDonald's and Aldi.
- "Cones with a Cop" is May 21 at the UDF.
- The Fire and Police Departments are preparing for a mass casualty exercise on May 30.
- Public Works completed guardrail installation on Grog Run, and two new employees passed their CDL exams on the first try.

## **Trustee Comments**

Mr. Sousa expressed gratitude to Nicole for securing the grant for Mounts Park and thanked Cathy for her presentation on the Grandin rezoning.

Mr. Cordrey shared that he attended the Fishing with the 5-O event, which was well attended despite the rain, and thanked the staff for their hard work and participation. He also reminded residents about the upcoming Touch-a-Truck event on June 7th at Fellowship Baptist Church.

## **Executive Session-**

Mr. Rozzi made a motion with a second from Mr. Cordrey to adjourn the executive session at 7:00 p.m. in accordance with ORC 121.22(G)(3) to discuss pending or imminent court action.

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

Mr. Rozzi made a motion with a second from Mr. Cordrey to come out of the executive session at 8:25 p.m.

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

## **Adjournment-**

Mr. Cordrey made a motion with a second from Mr. Sousa to adjourn at 8:26 PM.

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