

HAMILTON TOWNSHIP ZONING COMMISSION MEETING

July 14, 2025

Mr. Kuvin called the meeting to order and announced the matters before the Board at 6:03p.m.

Members present: Randy Kuvin
 Chad Meadows
 Scott Gravett
 Julie Perelman

Ms. Perelman made a motion with the second from Mr. Meadow to approve the April 14, 2025, regular meeting minutes.

All in favor. Aye

Mr. Kuvin 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 regarding the variance request for 147 Towne Center Blvd. to raise their right hand; an oath was administered.

Cathy Walton presented a minor modification request to an approved Planned Unit Development (PUD). The property is zoned B-2 (General Business) PUD and includes a development plan for 320 apartments and three commercial outlots. Two of the outlots have been developed with a Chase Bank and a Take 5 Oil Change. The applicant is seeking approval to install a tenant sign on the remaining vacant outlot, located at the common access point serving all three commercial parcels.

The Board requested clarification regarding the need for a tenant sign in addition to the existing ground sign on the Chase Bank property. Ms. Walton explained that the Chase Bank site has a right-in/right-out access only, which causes confusion for drivers. The current placement of the ground sign leads some motorists to mistakenly attempt entry through the exit. The proposed tenant sign at the common entrance would help direct traffic more safely and clearly, particularly for residents of the upcoming Tribute Apartments and those traveling from Pebble Lane. It would also improve visibility and access to the four commercial properties located on the site.

Mr. Kuvin invited the applicant to address the Board. Mr. Alex Barnett, representing Atlantic Sign Company, explained that the request aims to improve traffic flow, enhance safety, and provide increased visibility for tenants. In response to the Board's questions, Mr. Barnett confirmed that both the existing sign and the proposed sign will be illuminated.

The Board inquired whether a ground sign should also be permitted for the tenant at the proposed sign's location. Ms. Walton recommended allowing a 40-square-foot ground sign as a condition of approval.

Ms. Pereleman made a motion, seconded by Mr. Gravett, to recommend approval of the minor modification to install a sign at 147 Towne Center Blvd., Maineville, Ohio 45039, with the condition that a 40-square-foot ground sign be permitted for the future tenant.

Roll Call:	Chad Meadows	Yes
	Scott Gravett	Yes
	Julie Perelman	Yes
	Randy Kuvin	Yes

Mr. Kuvin asked any person wishing to offer testimony or speak regarding the text amendment to raise their right hand; an oath was administered.

Cathy Walton presented a text amendment request to Chapter 4 and Chapter 7 of the Hamilton Township Zoning Resolution. The proposed amendment seeks to allow Institutional Housing as a permitted use within the B-2 (General Business) District and to revise the parking requirement to one space per bed.

Ms. Perelman inquired about the definition of Institutional Housing in the Township's Zoning Resolution. Ms. Walton read the definition aloud and clarified that it is currently broad and inclusive, encompassing various types of care facilities such as sober living and assisted living, without making specific distinctions. Ms. Perelman noted her belief that future revisions should consider categorizing these uses separately.

Chairman Kuvin then invited the applicant, Ms. Anne McBride, to address the Board. Ms. McBride explained that she and her firm were responsible for drafting the original zoning code for the township. She noted that the definition of Institutional Housing has evolved over time. Today, it often refers to facilities that provide short-term care for individuals recovering from procedures like hip or knee replacements—individuals who require physical therapy and cannot be safely left alone at home. These facilities differ significantly from traditional nursing homes.

Ms. McBride emphasized that modern Institutional Housing typically offers private rooms rather than shared accommodations, which was the norm in the past. Additionally, these facilities tend to receive more frequent visitors and require increased staff presence throughout the day. Therefore, the amendment proposes changing the parking requirement from one space per three beds to one space per bed. The request also includes allowing Institutional Housing as a permitted use in the B-2 district, whereas it is currently limited to residential zoning districts under the existing code.

With no public comments for or against the request, and no further discussion or recommendations from the Board, the public hearing was closed.

Ms. Perelman made a motion, seconded by Mr. Gravett, to recommend approval of the text amendments as submitted.

Roll Call:	Julie Perelman	Yes
	Randy Kuvin	Yes

Chad Meadows	Yes
Scott Gravett	Yes

Mr. Kuvin asked any person wishing to offer testimony or speak regarding the Stage 2 PUD for 0 Grandin Rd. to raise their right hand; an oath was administered.

Cathy Walton presented a Stage 2 Planned Unit Development (PUD) proposal for a 59.66-acre site located at 0 Grandin Road, submitted by Beavercreek Development, LLC. The proposed development includes 123 single-family residential lots zoned R-3 and two industrial lots zoned M-1. The site is adjacent to the Arbors at Grandin Pond development and features three planned roadway connections to integrate with surrounding areas.

Richard Arnold, representing MSP, proposed a 30-foot front setback for the residential lots, aligning with the setbacks in the neighboring development to the west. He also noted that paths for active recreation will be installed during the construction phases of the project.

Chairman Kuvin inquired about easement requirements. Mr. Arnold clarified that the only easement involved pertains to sanitary infrastructure, which will not restrict any future building within the lots.

Mr. Meadows made a motion, seconded by Ms. Perelman, to recommend approval of the Stage 2 PUD for the property located at 0 Grandin Road, Maineville, Ohio 45039.

Roll Call:	Randy Kuvin	Yes
	Chad Meadows	Yes
	Scott Gravett	Yes
	Julie Perelman	Yes

Mr. Kuvin asked any person wishing to offer testimony or speak regarding the Stage 2 PUD for 421 State Route 22 & 3 to raise their right hand; an oath was administered.

Cathy Walton presented a Stage 2 Planned Unit Development (PUD) designated as multi-family, located at 421 State Route 22 & 3, Maineville, Ohio 45039. The applicant received Stage I PUD approval on February 12, 1997, for a mixed-use development on a 181.196 acre property, zoned B-2 PUD, R-1 PUD, and R-3 PUD. Of that, 143.1 acres were rezoned to R-3 PUD. Since then, four Stage II PUDs have been approved: Indian Lake, The Reserves at Indian Lake, Indian Lake Commercial Southwest, and Alexander Pointe.

This current application pertains to a 19.015-acre site within Area D, which is designated for multi-family housing and allows up to 288 units. The applicant is proposing 220 units, bringing the total built units to 740—well within the original cap of 951 units (5.4 units/acre). All proposed units will exceed the minimum dwelling size of 400 square feet.

Mr. Kuvin invited the applicant to address the Board regarding the Stage 2 PUD. Mr. Ross Merder responded to questions about covered parking, explaining that the spaces will be available for lease and accessible to any resident, rather than assigned to specific units. The

Board expressed approval that access to the apartment complex will be limited to Willow Pond Drive, with no direct access from State Route 48, effectively preventing cut-through traffic.

Ms. Pereleman made a motion with a second from Mr. Gravett to recommend approval of the Stage 2 PUD for 421 State Route 22 & 3, Maineville, Ohio 45039.

Roll Call:	Scott Gravett	Yes
	Julie Perelman	Yes
	Randy Kuvin	Yes
	Chad Meadows	Yes

Mr. Kuvin made a motion with a second from Mr. Gravett to adjourn at 7:14 pm.

All in favor. Aye