

HAMILTON TOWNSHIP ZONING COMMISSION MEETING
July 8, 2024

Mr. Hood called the meeting to order and announced the matters before the Board at 6:00 p.m.

Members present: Brady Hood
 Randy Kuvin
 Julie Perelman
 Scott Gravett
 Chad Meadows

Ms. Cathy Walton, Zoning Director, presented the staff report for the Planned Unit Development Stage 2 and Stage 3 preliminary and final site plan, located at 280 Dwire Road, Hamilton Township, OH 45039. The Property Owner is M/I Homes of Cincinnati, LLC. Legal Notice was not required for Stage 2 and Stage 3 of the PUD process.

Brent Wilkens applied for approval of a residential development PUD Stage 2 & PUD Stage 3 Site Plan. The Cypress Pointe PUD received approval on June 5, 2024. The initial design proposed 38 single-family residences to be constructed by M/I Homes with a 35-foot front setback where there is typically 40-feet required.

This was heard at the Warren County Regional Planning Commission on June 27, 2024, where they recommended approval with conditions, giving the option to remove number six and nineteen, requiring an approved Traffic Impact Study by Warren County Engineer's Office prior to the submittal of the final plat.

Mr. Hood welcomed the applicant, Mr. Wilkens, to address the Board.

Mr. Wilkens stated that he did not have additional comments and could address any questions the Board has.

Mr. Nick Selhorst, representing Choice One Engineering, notified the Board that a traffic study analysis was conducted, and no improvements were warranted by the county. He recommends eliminating six and nineteen from the RPC conditions list.

With no further questions or comments Mr. Hood closed the floor to public comments for deliberation.

With no questions or comments from the Board, Ms. Perelman made a motion with the second from Mr. Kuvin to approve the Stage 2 & 3 PUD preliminary and final site plan located at 280 Dwire Road, Hamilton Township, Ohio 45039, excluding conditions six and nineteen from the Regional Planning Commission.

Roll Call: Brady Hood Yes
 Randy Kuvin Yes

Julie Perelman	Yes
Scott Gravett	Yes
Chad Meadows	Yes

Mr. Perelman made a motion to adjourn.

All in favor. Aye.