

HAMILTON TOWNSHIP ZONING COMMISSION MEETING

August 11, 2025

Mr. Kuvin called the meeting to order and announced the matters before the Board at 6:01p.m.

Members present: Randy Kuvin
 Chad Meadows
 Scott Gravett
 Justin King

Mr. Gravett made a motion with the second from Mr. Meadow to approve the July 14, 2025, regular meeting minutes.

Roll Call:	Chad Meadows	Yes
	Scott Gravett	Yes
	Randy Kuvin	Yes
	Justin King	Abstain

Mr. Kuvin opened the hearing by explaining the procedures and guidelines the Board would use to reach a decision. He provided background on the proposal and clarified that the Board's review would focus only on landscaping, access, and elevations.

He invited any person wishing to offer testimony or speak regarding the Stage 3 PUD request to raise their right hand, and an oath was administered to those intending to provide testimony.

Cathy Walton presented a Stage 3 Planned Unit Development (PUD) designated as multi-family for the property at 421 State Route 22 & 3. She noted that Stage I PUD approval was granted 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 that time, four Stage II PUDs have been approved by the Zoning Commission. Stage 2 for this application was approved by the Zoning Commission (July 14, 2025) and the Board of Trustees (August 6, 2025). Ms. Walton presented landscaping plans and requirements, two approved access points (as reviewed by the Hamilton Township Fire Department), and proposed elevations. She noted that the Traffic Impact Study is still pending and that trustees have expressed concern about current traffic volumes on Willow Pond Road, given that the proposed development's only access is via Willow Pond Road.

Mr. Ross Merder, representing the applicant, provided background on his business. He described planned amenities and target demographics for the project, which include single professionals and empty nesters. Most units will be one- and two-bedroom layouts. While no final rental rates are set, Mr. Merder estimated monthly rents between \$1,300 and \$2,000.

Mr. Tim Rahe, Vice President of the Reserves at Indian Lake HOA, raised concerns about ongoing stormwater issues in the subdivision. He reported that runoff is damaging homes and

eroding yards, leading to costly repairs for homeowners and higher HOA fees. He expressed concern that the proposed development will worsen the problem.

Several residents of the Reserves of Indian Lake spoke about stormwater problems, especially for homes along Apalachee Drive. Runoff into the creek behind their properties has caused erosion, forcing homeowners to construct retaining walls and make expensive yard repairs.

Traffic was another major concern. Residents described congestion at the Willow Pond Road intersection, particularly during peak times, and safety issues when turning onto Willow Pond Road. Many felt that widening the road would not resolve the problem and suggested adding access from State Route 48 instead of relying solely on Willow Pond Road.

Mr. Meadows suggested that the Ohio Department of Transportation (ODOT) could adjust the traffic signal timing to help alleviate congestion. However, resident Amy Krass stated that she has already worked with ODOT to adjust the timing, and it did not improve the situation.

Mr. Jon Delverne, project engineer, addressed stormwater concerns by explaining that the design includes a detention pond, which will collect runoff before releasing it into the back portion of the property to drain into the creek.

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

Roll Call:	Scott Gravett	Yes
	Justin King	Yes
	Randy Kuvin	Yes
	Chad Meadows	Yes

Mr. Meadow made a motion with a second from Mr. Gravett to adjourn at 7:04 pm.

All in favor. Aye