

## **Hamilton Township Trustee Meeting**

### **August 6, 2025**

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

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

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 July 16, 2025, Trustee Meeting.

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

### **Public Comments**

Mr. Rozzi opened the floor to public comments at 6:01 PM, to which nobody came forward.

### **New Business**

Law Director Benjamin Yoder explained the process for the public hearings and asked anyone testifying or wanting to comment on the three public hearings to raise their right hand, the oath was administered.

### **Public Hearing: Text Amendment- Institutional Housing Chapter 4 & Chapter 7**

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 permitted use within the B-2 (General Business) District and to revise the parking requirement to one space per bed.

Ms. Anne McBride addressed the Board to explain the proposed text amendment. She noted that the definition of Institutional Housing has changed over time and now often refers to short-term care facilities for individuals recovering from surgeries like hip or knee replacements. These modern facilities differ from traditional nursing homes by offering private rooms, more frequent visitors, and higher staffing needs. As a result, the amendment proposes updating the parking requirement from one space per three beds to one space per bed and permitting Institutional Housing in the B-2 district, rather than limiting it to residential zones.

After closing the public hearing with no one coming forward in support or opposition the Trustees agreed the proposed changes made sense, both in allowing Institutional Housing in the business district and in updating the parking space requirement.

### **Resolution No. Resolution 25-0806A – Approving Text Amendments for Institutional Housing**

Mr. Rozzi made a motion with a second from Mr. Cordrey to approve Resolution 25-0806A, a resolution adopting text amendments to chapters 4 and 7 of the Hamilton Township Zoning resolution.

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

### **Public Hearing: Stage 2 PUD- 0 Grandin Road., Maineville OH 45039 (Arbors East)**

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

Following the presentation, Mr. Rozzi invited the applicant to speak. Mr. Ed Farruggia, representing Beavercreek Development, acknowledged concerns raised by property owners south of the site and reaffirmed that a 15-foot buffer will be maintained along that edge of the property. In response to questions about the project timeline, Farruggia stated that construction will begin on the west side of the site near South Lebanon and progress toward the planned connector road. When asked by Mr. Sousa whether the roads would be public or private, Farruggia confirmed that all roads will be public and dedicated to the township upon completion.

After nobody came forward in support or opposition the public hearing was closed.

### **Resolution No. Resolution 25-0806B- Approve Stage 2 PUD for 0 Grandin Rd. (Arbors East)**

Mr. Rozzi made a motion with a second from Mr. Cordrey to approve Resolution 25-0806B- a resolution approving a Planned Unit Development (PUD) District Stage 2 preliminary plan for

approximately 59.6603 acres for the property located at 0 Grandin Road (parcel 1605100015), Hamilton Township, Warren County, Ohio 45039.

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

**Public Hearing: Stage 2 PUD- 421 St. Rt 22 & 3, Maineville OH 45039 (Northview Farms)**

Ms. Walton presented a Stage II Planned Unit Development (PUD) application for a multi-family project located at 421 State Route 22 & 3, Maineville, Ohio 45039. The site is part of a larger 181.196-acre mixed-use development that received Stage I PUD approval on February 12, 1997. Of the total acreage, 143.1 acres were rezoned to R-3 PUD. Four previous Stage II PUDs have already been approved: Indian Lake, The Reserves at Indian Lake, Indian Lake Commercial Southwest, and Alexander Pointe.

The current proposal applies to a 19.015-acre portion within Area D, which is designated for multi-family housing with a maximum allowance of 288 units. The applicant is proposing 220 units, bringing the total number of units built to 740, remaining well within the overall cap of 951 units (5.4 units per acre). All units will exceed the minimum dwelling size requirement of 400 square feet.

Ms. Walton also noted that setback requirements have been revised in accordance with updated Warren County standards. Her presentation included details on landscaping, stormwater management, and the layout of buildings and amenities. Additionally, a request has been made to reduce the number of required parking spaces; however, the proposed reduction falls within the 15% decrease permitted by code.

Mr. Cordrey asked about potential traffic impacts on Willow Pond Road, particularly with no direct access to and from State Route 48. Mr. Sousa inquired whether there were any issues with fire vehicle access. Chief Jewett confirmed that all requirements had been met and the plan was approved by Fire Inspector Sanders.

The applicant was invited to address the Board. Mr. Ross Merder provided an overview of the project, explaining that the smaller unit sizes, primarily one- and two-bedroom layouts, are designed to appeal to young professionals and empty nesters. He noted that the design typically does not attract families with school-aged children, resulting in minimal anticipated impact on the school system. Mr. Merder also stated that the project has generated retail and commercial interest in nearby properties.

Mr. Rozzi opened the floor for supportive comments, but none were given. He then invited those opposed to speak. Ms. Wanda Seyler expressed concern about the increasing population and new developments in the community, as well as the potential effects on the school system. Ms. Gene Summers, who lives in an adjacent neighborhood, noted existing congestion on Willow Pond Road and recommended installing a traffic light at its intersection with State Route 48. Mr. Steve

Blow also addressed traffic conditions and suggested widening Willow Pond Road to accommodate both current and future volumes.

Mr. Cordrey asked the project engineer and applicant why access from State Route 48 had been denied. Engineer John Delverne stated that he did not believe such access had been requested. Public comments were then closed, and the Board began deliberations. Trustees agreed that the Traffic Impact Study (TIS) would determine whether a traffic light is necessary and expressed the view that ODOT should be strongly encouraged to make that recommendation if warranted. The TIS will be reviewed when the applicant returns with the Stage 3 PUD request. Mr. Sousa added that TIF funds could potentially be used to improve infrastructure along Willow Pond Road.

**Resolution No. Resolution 25-0806C- Approve Stage 2 PUD for 421 Rt 22 & 3 (Northview Farms)**

Mr. Rozzi made a motion with a second from Mr. Cordrey to approve Resolution 25-0806C, a resolution approving a Planned Unit Development (PUD) District Stage 2 Preliminary Plan for approximately 19.015 acres for the property located at 421 South State Route 22 & 3 (Parcel 1605400059), Hamilton Township, Warren County, Ohio 45039.

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

**Resolution No. 25-0806D- Increase Appropriations in the Fire & EMS Special Levy Fund, Public Work Fund, and Police District Fund**

A motion was made by Mr. Rozzi, with a second by Mr. Cordrey, to approve Resolution 25-0806D, a resolution approving an increase in township appropriations in the Fire & EMS Special Levy Fund, Public Works Fund, and the Police District Fund to reconcile budgets for the calendar year 2025.

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

**Resolution No. 25-0806E – Authorizing Private Sale of Unneeded and Unfit-For-Use Property**

A motion was made by Mr. Rozzi, with a second by Mr. Cordrey, to approve Resolution 25-0806E, a resolution authorizing private sale of unneeded and unfit-for-use property in the Police Department.

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

### **Motion – Purchase Fire Department Training Door**

Chief Jewett explained that the door is designed to simulate various types of residential and commercial doors and locks used by fire departments. It provides realistic training scenarios to help firefighters not only improve response times but also minimize property damage. The door will be housed at Station 76 but is fully mobile for use at other locations.

Mr. Rozzi made a motion with a second from Mr. Cordrey to approve the purchase of training doors, locks, attachments and shipping of equipment from Forged Fire and Company in the total amount of \$13,615.

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

### **Motion- Purchase Three Police Cruisers and Equipment**

Mr. Wright stated that in 2021, the Hamilton Township Police Department acquired six Chevrolet Tahoe PPVs. Three have since experienced major engine failures, causing extended downtime. With the remaining vehicles nearing the end of warranty coverage, the Department requests approval to purchase three 2025 Chevrolet Tahoe PPVs to maintain fleet reliability. One replacement was planned for the 2026 budget; however, due to current circumstances, we seek to advance that purchase to 2025.

Mr. Rozzi made a motion with a second from Mr. Cordrey to approve the purchase of three Chevrolet Tahoe 4WD PPVs from Tim Lally Chevrolet in the total amount of \$155,559; installation of three sets of emergency lighting systems from Tri-State Public Safety in the total amount of \$56,880; upfitting from CDW in the total amount of \$18,954; radars from Stalker in the total amount of \$9,030; and Vivid Wraps in the total amount of \$13,200; and the purchase of three Sig Sauer M400 firearms in the total amount of \$3,175.68.

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

### **Public Comments**

Mr. Rozzi opened the floor for public comments at 7:03 PM.

Mr. Rodger Cabel raised concerns about the paving work on Foster-Maineville Road, stating that the job was poorly done. He asked who was responsible and whether there were plans to repair it. Mr. Pelfrey explained that the patchwork was related to utility work and clarified that Foster-Maineville Road is under Warren County's jurisdiction, not the Township's. As such, the Township does not have the authority to repave it.

Mr. Don Hahm inquired about the timeline for repaving Ascot Drive, noting that he has lived there since 2001 and the road has never been repaved. Mr. Pelfrey and the Board explained that both the township and Warren County conduct regular road ratings to determine whether roads are suitable for poly patching or full repaving. Mr. Pelfrey noted that the section where Mr. Hahm lives is the newer portion of the street, which has received poly patching. Because patching and full paving are costly, the Township aims to avoid duplicating efforts. He anticipates that Ascot Drive will likely be repaved within the next few years.

With no further comments, Mr. Rozzi closed the public comment portion at 7:10 PM.

### **Administrator's Report**

Mr. Wright reported that the Fire & Rescue Department's replacement tanker truck is nearly complete, with delivery expected in October. The department is hosting a rope rescue course locally, made possible through free training received from Great Oaks Career Centers, and will soon offer on-site Fire Officer classes that will allow the Township to recover costs by charging other departments.

In Public Works, the installation phase of Duke Energy's gas pipeline replacement project is finished, and restoration work will now begin. Additionally, the annual street resurfacing program has been completed ahead of the new school year.

The Police Department has already put its new drone to effective use, assisting in missing person cases and monitoring suspicious activity in some of the Township's most remote areas.

Mr. Wright also extended special thanks to Richard and Cathy Oeder for their generosity in hosting numerous community events at Oeder Lake.

### **Trustee Comments**

Mr. Cordey shared that he attended National Night Out, and although the event was cut short due to rain, there was still a great turnout. He expressed his thanks to the residents who attended, Township staff, Rozzi Fireworks, and the Oeder family for their contributions. He also reminded everyone that the Boat Regatta will take place on August 16th at Oeder Lake.

Mr. Sousa noted that both school districts will be back in session next week and encouraged residents to allow extra travel time with school buses back on the road and to drive carefully, keeping an eye out for children.

### **Executive Session-**

Mr. Rozzi made a motion with a second from Mr. Cordrey to adjourn the executive session at 7:14 p.m.in with ORC 121.22(G)(1) to discuss the appointment, employment or compensation of public employees, ORC 121.22(G)(2) to discuss the sale or leasing of property, and ORC 121.22(G)(8a) to discuss economic development.

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 and adjourn at 8:22 p.m.

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