



## **TRUSTEE MEETING AGENDA 8/6/2025**

**6:00 PM**

- Roll Call
- Pledge of Allegiance
- Approve of the Clerk's Journal and Accept the audio/video recording as the Official Minutes of the July 16<sup>th</sup> Board of Trustees regular meeting.
- Bills before the Board

### **Public Hearings**

- Text Amendment- Institutional Housing Chapter 4 & Chapter 7
- Stage 2 PUD- 0 Grandin Road., Maineville OH 45039 (Arbors East)
- Stage 2 PUD- 421 St. Rt 22 & 3, Maineville OH 45039 (Northview Farms)

### **Public Comments**

### **New Business**

#### **Resolutions**

- Resolution No. 25-0806A – Approving Text Amendments for Institutional Housing
- Resolution No. 25-0806B- Approve Stage 2 PUD for 0 Grandin Rd. (Arbors East)
- Resolution No. 25-0806C- Approve Stage 2 PUD for 421 Rt 22 & 3 (Northview Farms)
- Resolution No. 25-0806D- Increase Appropriations in the EMS Training Fund, Public Work Fund, and Police District Fund
- Resolution No. 25-0806E – Authorizing Private Sale of Unneeded and Unfit-For-Use Property

#### **Motion**

- Purchase Fire Department Training Door
- Purchase Three Police Cruisers and Equipment

### **Public Comments**

### **Administrator's Report**

### **Trustee Comments**

**Executive Session** Motion to adjourn into executive session at \_\_\_\_ in accordance with ORC 121.22(G)(1) to discuss the appointment, employment or compensation of public employees and ORC 121.22(G)(2) to discuss the sale or leasing of property.

### **Adjournment**

### **HAMILTON TOWNSHIP ADMINISTRATION**

Joseph Rozzi – *Board Chair*

Darryl Cordrey– *Vice Chair*

Mark Sousa – *Trustee*

Leah Elliott - *Fiscal Officer*

7780 South State Route 48

Maineville, Ohio 45039

Phone: (513) 683-8520

#### **Township Administrator**

Jeff Wright

(513) 683-8520

#### **Police Department**

Scott Hughes – Police Chief

Phone: (513) 683-0538

#### **Fire and Emergency Services**

Jason Jewett– Fire Chief

7684 South State Route 48

Maineville, Ohio 45039

Phone: (513) 683-1622

#### **Public Works**

Don Pelfrey– Director

Phone: (513) 683-5320

#### **Assist. Fiscal Officer**

Ellen Horman

Phone: (513) 239-2377

#### **Human Resources**

Cheryl Allgeyer

Phone: (513) 239-2384

#### **Zoning Administrator**

Cathy Walton

Phone: (513) 683-8520

#### **Parks and Recreation**

Nicole Earley

(513) 683-5360

The agenda is to give an idea of the various discussions before the Board. The time and order of Agenda items is subject to change in order to maintain efficiency and timeliness of the meetings. Citizens may address the Board under the Public Comment section of the agenda.

The following guidelines protect your rights as well as those of others:

1. Speakers must state their name and full address for the record.
2. The Board Chair will recognize each speaker, and only one person may speak at a time.
3. Speakers will address any and all comments to the Board of Trustees and Fiscal Officer. The Board may request further information from staff at their discretion.
4. Anyone who willfully disrupts a Board meeting may be barred from speaking further or may be removed from the meeting and detained by officers of the Hamilton Township Police Department. (ORC 505.09; ORC 2917.12)

## **Hamilton Township Trustee Meeting**

### **July 16, 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  
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 June 25, 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 audio/visual recordings and clerk's journal as the Official Meeting Minutes of July 1, 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: Joe Rozzi Yes  
Mark Sousa Yes  
Darryl Cordrey Yes

### **Public Comments**

Mr. Rozzi opened the floor to public comments at 6:02 PM.

Mr. Brad Turner thanked the staff for their assistance in answering his questions about sidewalks and noted that he will be meeting with Public Works Director Pelfrey tomorrow. He encouraged residents to reach out to Township staff with any questions and to stay engaged in the community.

With no further comments, Mr. Rozzi closed the public comment portion at 6:03 PM.

## **New Business**

### **Resolution No. 25-0716A- Authorizing Private Sale of Unneeded and Unfit-For-Use Property**

Mr. Rozzi made a motion with a second from Mr. Cordrey to approve Resolution 25-0716A- resolution authorizing private sale of unneeded and unfit-for-use property in the Police Department.

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

### **Resolution No. 25-0716B- Establishing the New Public Works Facility Fund**

Mr. Wright explained that a new fund will be established to track the revenue and expenses related to the construction and financing of the new Public Works Facility, as bond proceeds for the project will be received on July 29th.

Mr. Rozzi made a motion with a second from Mr. Cordrey to approve Resolution 25-0716B- resolution establishing the New Public Works Facility Fund (Fund No. 4901).

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

### **Resolution No. 25-0716C- Update to the Township's Transient Vendor Resolution**

The Township's 2018 resolution regulating door-to-door transient vendors is being reviewed for updates based on recommendations from the Police Department. They found the current \$60 per-company fee to be insufficient and inconsistent with other jurisdictions. Proposed changes include increasing fees and requiring formal BCI and FBI background checks with fingerprinting for each individual applicant. Chief Hughes explained that the current background check process is limited, and the proposed changes will provide a more thorough review, ultimately enhancing community safety.

Mr. Rozzi made a motion with a second from Mr. Cordrey to approve Resolution 25-0716C, a resolution to regulate and require registration of transient vendors pursuant to Ohio Revised Code Section 505.94

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

### **Motion – Purchase of Cemetery Deed**

Mr. Rozzi made a motion with a second from Mr. Cordrey 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

### **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

### **Public Comments**

Mr. Rozzi opened the floor to public comments at 6:11 PM, to which nobody came forward.

### **Fiscal Officer's Report**

Fiscal Officer Leah Elliott presented the June Financial Report to the Board. With the year 50% complete, the Township has collected 56% of its projected revenue and has spent 46% of its annual budget.

### **Administrator's Report**

Nicole Earley and Mr. Wright are finalizing the bid packet for Phase One of the Mounts Park improvement project, with plans to recommend a contractor at the second August Trustee meeting. Permit applications are underway with the State and Army Corps of Engineers.

Barrett Paving has nearly completed the annual road repaving program, with only Rivers Bend and Grandin Road remaining expected to finish next week, weather permitting.

Upcoming events:

- The Introduction to Kayaking class on July 30 at Mounts Park is full, but a waitlist is available online.

- The sunflower field will be planted this week, with blooms expected in late September.

### **Trustee Comments**

Mr. Cordey thanked Township staff and the Village of Maineville for their efforts in making the July 4th Freedom Parade and Festival a success, noting that the event continues to grow each year. He reminded residents that Movie in the Park will take place this Friday, July 18th, at Testerman Park, featuring Little Giants along with pre-movie family activities. He also encouraged the community to attend the Warren County Fair to support Little Miami and Kings students participating in various competitions.

Mr. Sousa expressed his appreciation to Mr. Pelfrey, Mr. Wright, Ms. Horman, and Ms. Elliott for their work that led to the Township earning an Aa2 Moody's bond rating for the Public Works Building, a top-tier rating for a township of our size. He also shared that he has been in communication with County Auditor Matt Nolan, and the Township expects to soon receive a true valuation for the new Kroger property, allowing for TIF revenue collection to begin.

Mr. Rozzi echoed thanks to the staff and congratulated them on achieving the strong Moody's bond rating.

Chief Hughes informed the Board that Michael Burch, the resident involved in the incident at Sunrise Ridge last year, has been sentenced to 21 years in prison.

### **Adjournment**

Mr. Rozzi made a motion with a second from Mr. Cordrey to adjourn at 6:17 PM.

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



**Planning and Zoning Office**  
**08/06/2025 Trustee Meeting**

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The following motion(s) is/are requested by the Board of Hamilton Township Trustees from the Planning and Zoning Office:

**Motion to approve Resolution No. 25-0806A, a resolution adopting text amendments to chapters 4 and 7 of the Hamilton Township Zoning resolution**

This resolution approves text amendments to the Zoning Resolution allowing Institutional Housing in the B-2 (General Business) District and changes the parking requirement from 1 space per 3 bedrooms to 1 space per bed.

The Board of Trustees of Hamilton Township, County of Warren, Ohio, met at a regular session at 6:00 pm on August 6, 2025, at Hamilton Township, Warren County, Ohio, with the following Trustees present:

Joe Rozzi - Trustee, *Board Chairman*  
Darryl Cordrey – Trustee, *Vice Chairman*  
Mark Sousa – Trustee

Mr. \_\_\_\_\_ introduced the following resolution and moved for its adoption:

**HAMILTON TOWNSHIP, WARREN COUNTY OHIO  
RESOLUTION NUMBER 25-0806A**

**A RESOLUTION ADOPTING TEXT AMENDMENTS TO CHAPTERS 4 AND 7 OF  
THE HAMILTON TOWNSHIP ZONING RESOLUTION**

**WHEREAS**, Ohio Revised Code 519.02 confers authority on the Hamilton Township Board of Trustees to regulate the zoning and land use of real property located within the unincorporated area of the Township in order to promote the public convenience, comfort, prosperity and general welfare of Township residents;

**WHEREAS**, pursuant to the authority conferred on the Township by the Ohio Revised Code, the Hamilton Township Board of Trustees adopted, and enforces within the Township, the Hamilton Township Zoning Code (the “Zoning Code”);

**WHEREAS**, on June 25, 2025, the property owner, represented by McBride Dale Clarion, initiated certain text amendments to Chapters 4 and 7 of the Zoning Resolution, pertaining to the regulations for the location and parking for Institutional Housing uses.

**WHEREAS**, in accordance with Section 3.7.2 of the Zoning Code, the Township transmitted a copy of the proposed amendments to the Warren County Regional Planning Commission (the “RPC”) for review and comment;

**WHEREAS**, the RPC recommended approval of the proposed amendments with the following conditions (Exhibit B);

**WHEREAS**, the Hamilton Township Zoning Commission held a public hearing on July 14, 2025 and recommended approval, with conditions, text amendments to chapters 4 and 7 of the Hamilton Township Zoning Code pertaining to the location and parking standards for Institutional use, regulations in the Zoning Resolution;

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Township Trustees of Hamilton Township, Warren County, Ohio:

**SECTION 1.** Proposed text amendments to Chapters 4 and 7 of the Zoning Code, as set forth in in Exhibit A to this Resolution, are hereby adopted.

**SECTION 2.** This RESOLUTION shall take effect on the earliest date allowed by law

Mr. \_\_\_\_\_ seconded the Resolution and the following being called upon the question of its adoption, the vote resulted as follows:

Joseph Rozzi –	Aye _____	Nay _____
Darryl Cordrey –	Aye _____	Nay _____
Mark Sousa –	Aye _____	Nay _____

Resolution adopted this 6th day of August 2025.

Attest:

\_\_\_\_\_  
Leah M. Elliott, *Fiscal Officer*

Approved as to form:

\_\_\_\_\_  
Benjamin J. Yoder, *Law Director*

I, Leah M. Elliott, Fiscal Officer of Hamilton Township, Warren County, Ohio, hereby certify that this is a true and accurate copy of a Resolution duly adopted by the Board of Trustees of Hamilton Township, County of Warren, Ohio, at its regularly scheduled meeting on August 6, 2025.

Date: \_\_\_\_\_

\_\_\_\_\_  
Leah M. Elliott, *Fiscal Officer*

## 4.6. PERMITTED USE TABLE

### 4.6.1. Principally Permitted Use Table

**Table 4-2: Permitted Use** Table sets forth the principally permitted uses within the zoning districts. The abbreviations used in the table are described as follows. Permitted uses within Planned Unit Development districts are identified in [CHAPTER 5 Planned Unit Development Regulations](#).

#### A. Permitted Use (P)

- (1) A "P" in a cell indicates that a use category is allowed by-right in the respective zoning district. Permitted uses are subject to all other applicable regulations.
- (2) Uses permitted with conditions under this category are approved administratively by the zoning inspector pursuant to the zoning certificate review procedure or during site plan review, if applicable.

#### B. Permitted Use with Use-Specific Standards (PS)

- (1) A "PS" in a cell indicates that a use category is allowed by-right in the applicable zoning district if it meets the additional standards set forth in the numerically referenced sections. Permitted uses with use-specific standards are subject to all other applicable regulations of this zoning resolution.
- (2) Uses permitted with use-specific standards under this category are approved administratively by the zoning inspector pursuant to the zoning certificate review procedure or during site plan review, if applicable.

#### C. Conditional Use (C)

A "C" in a cell indicates that a use category is allowed only if reviewed and approved as a conditional use by the BZA in accordance with [Section 3.8 Appeals, Variances, and Conditional Uses](#). Conditional uses are subject to all other applicable regulations of this zoning resolution including the use-specific standards referenced in the "Use-Specific Standards" column.

#### D. Prohibited Uses (Blank Cells)

A blank cell indicates that a use is prohibited in the respective zoning district. Additionally, any use that is not listed is considered prohibited unless the zoning inspector makes a determination that the use is similar to an existing use in accordance with [Section 4.7 Similar Use Determination](#).

#### E. Numerical References (Last Column)

The numbers contained in the "Additional Requirements" column are references to additional standards and requirements that apply to the use type listed. Standards referenced in the "Additional Requirements" column apply in all zoning districts unless otherwise expressly stated and may apply to a conditionally permitted use and/or a permitted use with use-specific standards.

**TABLE 4-2: PERMITTED USE TABLE**

USE  P = Permitted Use PS=Permitted Use with Use-Specific Standards C = Conditional Use	ZONING DISTRICTS										ADDITIONAL REQUIREMENTS
	R-1	R-2	R-3	R-4	M-H	T-C	B-1	B-2	M-1	M-2	
BUSINESS USES											
Animal Hospital or Veterinary Clinic						PS		PS	PS	PS	See <a href="#">4.8.3.A</a>
Automotive Fuel Sales							P	P	P	P	
Automotive Repair								PS	PS	PS	See <a href="#">4.8.3.B</a>
Automotive Sales or Rental								PS	PS	PS	See <a href="#">4.8.3.C</a>
Automotive Service							PS	PS	PS	PS	See <a href="#">4.8.3.B</a>
Automotive Washing Facility								P	P	P	
Bakery								P	P	P	
Bar or Tavern							PS	PS	PS	PS	See <a href="#">4.8.3.D</a>
Bed and Breakfast	C	C	C								See <a href="#">4.8.3.E</a>
Billiard Parlor								PS	PS	PS	See <a href="#">4.8.3.D</a>
Building Material Sales								P	P	P	
Building Trades								P	P	P	
Club, Lodge or Other Social Meeting Place	C	C	C	C			P	P	P	P	See <a href="#">4.8.3.F</a>
Commercial Greenhouse								P	P	P	
Conference Center, Assembly Hall, or Banquet Facility								P	P	P	
Day Care Center							P	P	P	P	See <a href="#">4.8.3.G</a>
Dry Cleaner							P	P	P	P	
Equipment Rental								C	P	P	
Family Day Care Home, Type-A	C	C	C	C	C						
Family Day Care Home, Type-B	P	P	P	P	P						
Financial Institution							P	P	P	P	
Funeral Home							P	P	P	P	
Garden or Landscape Supply Store								P	P	P	
Hotel or Motel								P	P	P	
Indoor Recreation or Entertainment Facility								P	P	P	
Institutional Housing								P			
Internet Café							P	P	P	P	
Internet Sweepstakes Establishment										PS	
Kennel									P	P	See <a href="#">4.8.3.H</a>
Laundry or Laundromat							P	P	P	P	
Lumber Yard								P	P	P	

<b>USE</b> P = Permitted Use PS=Permitted Use with Use-Specific Standards C = Conditional Use	<b>ZONING DISTRICTS</b>										<b>ADDITIONAL REQUIREMENTS</b>
	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>	<b>M-H</b>	<b>T-C</b>	<b>B-1</b>	<b>B-2</b>	<b>M-1</b>	<b>M-2</b>	
Medical and Dental Center or Outpatient Clinic							P	P	P	P	
Office							P	P	P	P	
Outdoor Commercial Recreation or Entertainment Facility								PS	PS	PS	See 4.8.3.I
Paint Shop								P	P	P	
Printing Shop								P	P	P	
Race Track or Course										P	
Restaurant							PS	PS	PS	PS	See 4.8.3.J
Retail and Service Commercial Use							P	P	P	P	
Self-Storage Facility or Mini-Warehouse								C			See 4.8.3.K
Sexually Oriented Business										PS	See 4.8.3.L
Sheet Metal Shop								P	P	P	
Stable, Public						C		C			
Tattoo/Piercing Parlor or Studio								P	P	P	
Travel Trailer Camp						PS					See 4.8.3.M
Travel Trailer Overnight Port						PS					See 4.8.3.N
Truck, Trailer, or Farm Implement Sales and Service								P	P	P	
Wholesale Business								P	P	P	

**TABLE 7-1: MINIMUM OFF-STREET PARKING STANDARDS**

<b>USE</b>	<b>REQUIRED NUMBER OF PARKING SPACES</b>
Institutional Housing	<del>1.0 space per 3 bedrooms</del> 1.0 space per bed
Non-Permanently Sited Manufactured Home Park	2.0 spaces per dwelling unit
Permanently Sited Manufactured Home	2.0 spaces per dwelling unit



**Planning and Zoning Office**  
**08/06/2025 Trustee Meeting**

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The following motion(s) is/are requested by the Board of Hamilton Township Trustees from the Planning and Zoning Office:

**Motion 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.**

This resolution approves the Stage 2 PUD Preliminary Plan for the Arbors East residential/industrial development.

The Board of Trustees of Hamilton Township, County of Warren, Ohio, met at a regular session at 6:00 p.m. on August 6, 2025 at Hamilton Township, Warren County, Ohio, with the following Trustees present:

Joe Rozzi - Trustee, *Board Chairman*  
Darryl Cordrey – Trustee, *Vice Chairman*  
Mark Sousa - Trustee

Mr. \_\_\_\_\_ introduced the following resolution and moved its adoption:

**HAMILTON TOWNSHIP, WARREN COUNTY OHIO  
RESOLUTION NUMBER 25-0806B**

**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.**

**WHEREAS**, Beavercreek Development, LLC, (the “Applicant”) submitted an application (the “Application”) to Hamilton Township, seeking approval for a PUD Stage 2 preliminary plan and approximately 59.6603 acres located at 0 Grandin Road, Maineville, Ohio 45039 more specifically identified as Warren County Auditor’s Parcel Number 1605100015 (the “Property”);

**WHEREAS**, Property is currently zoned R-3 Multi-Family Residence/M-1 Light Industry District PUD

**WHEREAS**, the Hamilton Township Zoning Commission considered the Application during a public hearing of the Zoning Commission on July 14, 2025, at which time the Zoning Commission unanimously recommended approval of the Application, subject to certain conditions, to the Hamilton Township Board of Trustees; and;

**WHEREAS**, the Hamilton Township Board of Trustees held a public hearing on the Application on August 6, 2025, at which time the Trustees voted to adopt the Zoning Commission’s recommendations, and approve the PUD Stage 2 preliminary plan, subject to certain conditions set forth the Resolution.

**NOW, THEREFORE, BE RESOLVED**, by the Board of Township Trustees of Hamilton Township, Warren County, Ohio:

**SECTION 1.** The recommendation of the Hamilton Township Zoning Commission to approve the Application is hereby adopted by the Board of Trustees. The PUD Stage 1 concept plan is hereby approved, subject to the attached conditions (Exhibit A)

1. Compliance with all requirements of the Hamilton Township Zoning Code, except as otherwise modified by the Stage 3 approved plans;

2. Compliance with all Warren County partner organization conditions;
3. Compliance with Hamilton Township Fire Department conditions.

**SECTION 2.** Any requirement that this resolution be read on two separate days is hereby waived and the resolution shall be approved upon one reading.

**SECTION 5.** This Resolution shall take effect on the earliest date allowed by law.

Mr. \_\_\_\_\_ seconded the Resolution and the following being called upon the question of its adoption, the vote resulted as follows:

Joseph P. Rozzi -	Aye _____	Nay _____
Darryl Cordrey -	Aye _____	Nay _____
Mark Sousa -	Aye _____	Nay _____

Resolution adopted this 6th day of August, 2025.

Attest:

\_\_\_\_\_  
Leah M. Elliott, *Fiscal Officer*

Approved as to form:

\_\_\_\_\_  
Benjamin J. Yoder, *Law Director*

I, Leah M. Elliott Fiscal Officer of Hamilton Township, Warren County, Ohio, hereby certify that this is a true and accurate copy of a Resolution duly adopted by the Board of Trustees of Hamilton Township, County of Warren, Ohio, at its regularly scheduled meeting on August 6, 2025.

Date: \_\_\_\_\_

\_\_\_\_\_  
Leah M. Elliott, *Fiscal Officer*

## **Exhibit A**

RPC Staff recommends approval for the Beavercreek Development PUD Stage 2, subject to the following conditions:

1. All plans and proposals of the applicant shall be made conditions of approval, unless modified by one of the following conditions.
2. Compliance with the Hamilton Township Zoning Code, Hamilton Township Trustees Resolution Number 25-0507A - PUD Stage 1, the adopted PUD Standards, and the Warren County Subdivision Regulations.
3. Prior to PUD Stage 3 approval, the Warren County Engineer's Office shall review and approve a Traffic Impact Study (TIS), if deemed necessary. Any road improvements deemed necessary by the Warren County Engineers shall be installed by the developer. The Warren County Engineer's Office shall determine the timing of improvements and the scope of the study.
4. Prior to the Final Plat approval for the 49th residential lot, the applicant constructs a second access point to either Grandin Road or Pebble Lane.
5. A Stormwater Management Plan shall be reviewed and approved by the Warren County Engineer's Office prior to PUD Stage 3.
6. Compliance with the requirements of the Warren County Soil & Water Conservation District for an Erosion and Sediment Control Plan prior to earth moving activities.
7. Prior to the Zoning Commission's review of PUD Stage 2, the applicant shall submit an updated PUD Stage 2 Preliminary Plan that includes the following:
  - a. Width of buffer area and details of the mounds (height, slope, etc.)
  - b. An illustration that identifies the stormwater management basins as either retention or detention ponds.
  - c. A phasing plan that contains no more than 49 residential units on a single access point.
  - d. An illustration of cluster mailbox location(s) and roadway design.
  - e. Label roadways as either Local I, II, or III within the industrial area.
8. Compliance with the Warren County Water & Sewer Department standards and

requirements for water and wastewater service. Any upgrades deemed necessary shall be installed by the developer.

9. Compliance with the requirements of the Hamilton Township Fire Department.
10. A Homeowner's Association (HOA) is responsible for the management and maintenance of common open space, stormwater management facilities, multi-use paths, signage, landscaping, and postal mailbox units within the residential portion of the PUD. A Business Owner's Association is responsible for the management and maintenance of common open space, stormwater management, and cluster mailbox units within the non-residential portion of the PUD.
11. The amenities identified for active open space shall be installed prior to 75% (< 92 lots) of the residential lots receiving final plat approval.



**Planning and Zoning Office**  
**08/06/2025 Trustee Meeting**

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The following motion(s) is/are requested by the Board of Hamilton Township Trustees from the Planning and Zoning Office:

**Motion 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.**

This resolution approves the Stage 2 PUD Preliminary Plan for the Northview Farms multi-family development.

The Board of Trustees of Hamilton Township, County of Warren, Ohio, met at a regular session at 6:00 p.m. on August 6, 2025 at Hamilton Township, Warren County, Ohio, with the following Trustees present:

Joe Rozzi - Trustee, *Board Chairman*  
Darryl Cordrey – Trustee, *Vice Chairman*  
Mark Sousa - Trustee

Mr. \_\_\_\_\_ introduced the following resolution and moved its adoption:

**HAMILTON TOWNSHIP, WARREN COUNTY OHIO  
RESOLUTION NUMBER 25-0806C**

**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.**

**WHEREAS**, CRG Residential, (the “Applicant”) submitted an application (the “Application”) to Hamilton Township, seeking approval for a PUD Stage 2 preliminary plan and approximately 19.015 acres located at 421 South State Route 22 & 3, Maineville, Ohio 45039 more specifically identified as Warren County Auditor’s Parcel Number 1605400059 (the “Property”);

**WHEREAS**, Property is currently zoned R-3 Multi-Family Residence PUD

**WHEREAS**, the Hamilton Township Zoning Commission considered the Application during a public hearing of the Zoning Commission on July 14, 2025, at which time the Zoning Commission unanimously recommended approval of the Application, subject to certain conditions, to the Hamilton Township Board of Trustees; and;

**WHEREAS**, the Hamilton Township Board of Trustees held a public hearing on the Application on August 6, 2025, at which time the Trustees voted to adopt the Zoning Commission’s recommendations, and approve the PUD Stage 2 preliminary plan, subject to certain conditions set forth the Resolution.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Township Trustees of Hamilton Township, Warren County, Ohio:

**SECTION 1.** The recommendation of the Hamilton Township Zoning Commission to approve the Application is hereby adopted by the Board of Trustees. The PUD Stage 1 concept plan is hereby approved, subject to the attached conditions (Exhibit A)

1. Compliance with all requirements of the Hamilton Township Zoning resolution, except as otherwise modified by the Stage 3 approved plans;

2. Compliance with all Warren County partner organization conditions;
3. Compliance with Hamilton Township Fire Department conditions.

**SECTION 2.** Any requirement that this resolution be read on two separate days is hereby waived and the resolution shall be approved upon one reading.

**SECTION 5.** This Resolution shall take effect on the earliest date allowed by law.

Mr. \_\_\_\_\_ seconded the Resolution and the following being called upon the question of its adoption, the vote resulted as follows:

Darryl Cordrey -	Aye _____	Nay _____
Joseph P. Rozzi -	Aye _____	Nay _____
Mark Sousa -	Aye _____	Nay _____

Resolution adopted this 6th day of August, 2025.

Attest:

\_\_\_\_\_  
Leah M. Elliott, *Fiscal Officer*

Approved as to form:

\_\_\_\_\_  
Ben Yoder, *Law Director*

I, Leah M. Elliott Fiscal Officer of Hamilton Township, Warren County, Ohio, hereby certify that this is a true and accurate copy of a Resolution duly adopted by the Board of Trustees of Hamilton Township, County of Warren, Ohio, at its regularly scheduled meeting on August 6, 2025.

Date: \_\_\_\_\_

\_\_\_\_\_  
Leah M. Elliott, *Fiscal Officer*

## **Exhibit A**

RPC Staff recommends approval for the Northview Farm PUD Stage 2 to the Hamilton Township Zoning Commission subject to the following conditions:

Approve the Northview Farm PUD Stage 2 to the Hamilton Township Zoning Commission subject to the following conditions:

1. All plans and proposals from the applicant shall be made conditions of approval, unless modified by one of the following conditions.
2. Compliance with the Warren County Subdivision Regulations, the Hamilton Township Zoning Resolution, and the PUD Stage 1 conditions of approval (Resolution# 97-212).
3. Prior to Final Plat approval, the applicant shall obtain approval for the sanitary sewer system extension and comply with all water and sanitary sewer system improvement and capacity requirements of the Warren County Water and Sewer Department.
4. The applicant shall contact the Warren County Health District regarding plumbing permits prior to construction of the multi-family dwellings and the swimming pool should be reviewed by the Ohio Department of Health.
5. Prior to PUD Stage 3 Final Plan approval, the applicant shall obtain access permits and perform a Traffic Impact Study (TIS) that is reviewed and approved by the Warren County Engineer's Office and Ohio Department of Transportation. In addition, interior traffic circulation shall be subject to a written review by the Hamilton Township Fire Department.
6. The applicant provides an access point to SR 48 in conformance with the approved PUD Stage 1 Sketch Plan and the requirements of the Warren County Subdivision Regulations Section 403.G.1. Access Points.
7. Prior to PUD Stage 2 review by the Zoning Commission, the applicant submits a revised site plan with the following information:
  - a) Residential buildings' setbacks from lot lines.
  - b) Stormwater management basin identified as either retention or detention pond.
  - c) The details of the proposed roadway that will be used for access to the multi-family buildings, in terms of the width and cross section in compliance with the requirements of Section 13.B. of the Warren County Subdivision Regulations.
8. The Hamilton Township staff makes determination that the proposed standards are in compliance with the standards of the Hamilton Township Zoning Resolution in effect in 1997, and determine what standards deviate from the 1997 Zoning Resolution. This may include the following:

- a) Compliance with the 180 square feet parking space size requirements of the Hamilton Township Zoning Resolution, Sec 7.6.3. (The application illustrates 162 square feet parking spaces).
  - b) Required number of parking spaces per residential unit, Section 7.4.2.
  - c) Establishing a minimum dwelling unit size as required by the Hamilton Township Zoning Resolution, Sec 5.6.2.
  - d) Building size and number of residential units in each building.
  - e) Maximum number of units per building.
  - f) Maximum building height, Section 5.6.2.
  - g) Building design and materials, Section 5.6.2.
  - h) A phasing plan as required by the Hamilton Township Zoning Resolution Sec 5.5.7.
9. Sidewalks, pool, clubhouse, and community amenities should be constructed prior to 50% of the residential buildings receiving zoning certificate approval.
10. Lighting plans required at PUD Stage 3 Final Site Plan.
11. The applicant shall clearly delineate all proposed open space areas on the development plans. Township staff shall review the delineated areas to determine compliance with the open space requirements of Section 5.6.3 of the current Hamilton Township Zoning Resolution, or, if applicable, the provisions of the 1997 Zoning Resolution regarding the quantity and type of open space.
12. At the time of PUD Stage 3 Final Site Plan submittal, the applicant provides the following:
- a) An updated Stormwater Management Plan approved by the Warren County Engineer's Office.
  - b) Prior to any tree clearing or earth-moving activities, the applicant shall obtain an Earth Disturbing Permit and submit a Stormwater Pollution Prevention Plan (SWPPP) in compliance with the requirements of the Warren County Soil and Water Conservation District.
  - c) The applicant shall coordinate with the Warren County Floodplain Administrator to determine whether floodplain permits are required for any proposed work within the designated flood zone.
  - d) If the existing stream is proposed to be impacted or disturbed in any way, the applicant shall obtain a jurisdictional determination from the U.S. Army Corps of Engineers and the Ohio EPA to identify any required permits prior to construction.



**Office of Township Administrator**  
**08/06/25 Trustee Meeting**

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The following motion(s) is/are requested by the Board of Hamilton Township Trustees from the Administrator.

**Motion 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.**

Staff recommends approval to increase appropriations for key departmental needs. The Fire & EMS Special Levy Fund will be increased by \$10,000.00 for necessary repairs and maintenance of vehicles. The Public Works Fund will see an increase of \$139,127.66 for fiscal charges related to bond sales, and an additional \$5,103,265.34 for building construction costs. Lastly, the Police District Fund will be increased by \$217,483.53 for the purchase of three 2025 Chevy Tahoe PPVs and the various outfitting of the vehicles. These appropriations are essential to support ongoing operations and capital improvements within the Fire, Public Works, and Police departments.

The Township of Hamilton, Warren County, Ohio Board of Trustees met in regular session on August 6, 2025, at 6:00 p.m. at Hamilton Township, Warren County, Ohio, with the following Trustees present:

Joseph P. Rozzi– Trustee, *Chair*  
Darryl Cordrey – Trustee, Vice *Chair*  
Mark Sousa – Trustee

Mr. \_\_\_\_\_ presented the following Resolution and moved its adoption:

**HAMILTON TOWNSHIP, WARREN COUNTY, OHIO  
RESOLUTION NUMBER 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**

**WHEREAS**, the Board of Township Trustees wishes to authorize and approve an increase in appropriations in order to reconcile budgets and appropriations for the calendar year 2025;

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Trustees of Hamilton Township, Warren County, Ohio that:

- SECTION 1.** The Fiscal Officer is hereby authorized and directed to increase the appropriations for the Fire & EMS Special Levy Fund, line item 2283-220-323-0000 Repairs and Maintenance in the amount of \$10,000.00 for repairs.
- SECTION 2.** The Fiscal Officer is hereby authorized and directed to increase the appropriations for the Public Works Fund, line item 4901-840-840-0000 Fiscal Charges in the amount of \$139,127.66 for the charges of bond sales.
- SECTION 3.** The Fiscal Officer is hereby authorized and directed to increase the appropriations for the Public Works Fund, line item 4901-760-720-0000 Buildings in the amount of \$5,103,265.34 for the building construction cost.
- SECTION 4.** The Fiscal Officer is hereby authorized and directed to increase the appropriations for the Police District Fund, line item 2081-210-750-0000 in Motor Vehicle in the amount of \$217,483.53 for the purchase of three 2025 Chevy Tahoe PPV.

**SECTION 5.** The Fiscal Officer is hereby authorized and directed to approve a Blanket Certificate and/or Purchase Orders in the amount reflected in Section 1 through Section 4 of this Resolution.

**SECTION 6.** This Resolution shall take effect on the earliest date allowed by law.

Mr. \_\_\_\_\_ seconded the Resolution and the following being called upon the question of its adoption, the vote resulted as follows:

Joseph P. Rozzi –	Aye _____	Nay _____
Mark Sousa	Aye _____	Nay _____
Darryl Cordrey	Aye _____	Nay _____

Resolution adopted this 6<sup>th</sup> day of August, 2025.

Attest:

\_\_\_\_\_

Leah M. Elliott, Fiscal Officer

Approved as to form:

\_\_\_\_\_

Benjamin J. Yoder, Law Director

I, Leah M. Elliott, Fiscal Officer of Hamilton Township, Warren County, Ohio, hereby certify that this is a true and accurate copy of a Resolution duly adopted by the Board of August 6<sup>th</sup>, 2025.

Date: \_\_\_\_\_

\_\_\_\_\_

Leah M. Elliott, Fiscal Officer



**Office of Chief of Police**  
**8/6/25 Trustee Meeting**

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The following motion is requested by the Board of Hamilton Township Trustees from the Chief of Police

**Motion to approve Resolution 25-0806E- resolution authorizing private sale of unneeded and unfit-for-use property in the Police Department.**

This property involves vehicles, which were recently impounded, and their titles signed over to the police department. Most of these vehicles were ‘totaled’ in car crashes, and/or the value of the vehicle exceeds the tow bill.

The Board of Trustees of Hamilton Township, County of Warren, Ohio, met at a regular session at 6:00 p.m. on August 6, 2025, at Hamilton Township, Warren County, Ohio, with the following Trustees present:

Joseph P. Rozzi – Trustee, *Chair*  
Darryl Cordrey – Trustee, *Vice Chair*  
Mark Sousa – Trustee

Mr. \_\_\_\_\_ introduced the following resolution and moved its adoption:

**HAMILTON TOWNSHIP, WARREN COUNTY OHIO  
RESOLUTION NUMBER 25-0806E**

**A RESOLUTION AUTHORIZING PRIVATE SALE OF UNNEEDED AND UNFIT-FOR-  
USE PROPERTY IN THE POLICE DEPARTMENT**

**WHEREAS**, the Board of Trustees has certain property in its Police Department, which is no longer needed for public use, is obsolete, or is unfit for the use for which it was acquired;

**WHEREAS**, the property which the Board of Trustees has determined to no longer be needed for public use or to be obsolete or unfit for the use for which it was acquired is as follows:

<u>Year</u>	<u>Make</u>	<u>Model</u>	<u>VIN</u>
2003	Ford	Ranger	1FTZR45E23PA49480
1996	Toyota	Camry	4T1BG12K4TU801354
2005	Honda	Civic	1HGES25745L008479
2005	Hyundai	Elantra	KMHDN46D55U027680
2006	Dodge	Caravan	1D4GP25R06B674629

**WHEREAS**, the Board of Trustees has determined that the fair market value of the above listed items is not in excess of two thousand five hundred dollars (\$2,500.00)

**WHEREAS**, due to the determination of the value of the above-listed property, Section 505.10(A) (2) (a) of the Ohio Revised Code authorizes the Board of Trustees to sell the property by private sale, without advertisement or public notification.

**WHEREAS**, the Board of Trustees has determined that due to the nature of the above-listed items, disposal of that property by private sale is desirable.

**NOW THEREFORE BE IT RESOLVED**, that the above-listed property shall be sold, by private sale, without advertisement or public notification.

Mr. \_\_\_\_\_ seconded the Resolution and the following being called upon the question of its adoption, the vote resulted as follows:

Joseph P. Rozzi -	Aye _____	Nay _____
Mark Sousa -	Aye _____	Nay _____
Darryl Cordrey -	Aye _____	Nay _____

Resolution adopted this 6th day of August 2025.

Attest:

\_\_\_\_\_

Leah M. Elliott, Fiscal Officer

Approved as to form:

\_\_\_\_\_  
Benjamin J. Yoder, Law Director

I, Leah M. Elliott, Fiscal Officer of Hamilton Township, Warren County, Ohio, hereby certify that this is a true and accurate copy of a Resolution duly adopted by the Board of Trustees of Hamilton Township, County of Warren, Ohio, at its regularly scheduled meeting on August 6, 2025.

Date: \_\_\_\_\_

\_\_\_\_\_  
Leah M. Elliott, Fiscal Officer



**Office of Fire and Rescue Chief**  
**8/06/25 Trustee Meeting**

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Division Chief Cormany has identified training equipment that would be used by all firefighters to simulate multiple types of residential and commercial doors and locks that are used by fire departments to provide training to not only mimic conditions to reduce response times, but to reduce damage to property. The results have shown that there is significant customer service to building owners when these methods are used during emergency access is required to homes and businesses.

Attached is detailed information on the use and benefits the training prop can provide to the community and a detailed quote.

**Motion 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.**

# Hamilton Township Fire Rescue

## Memo



To: Chief Jason Jewett

From: Division Chief Justin Cormany

Date: July 25, 2025

Re: Training Prop Purchase Request

I am writing today to request the approval to purchase a forcible entry training prop for use within Hamilton Township Fire Rescue's training division. The addition of this device will add to the training props available to the fire department to provide safer, quicker, and more efficient services to the citizens and businesses of Hamilton Township. The cost of this forcible entry training prop is \$13,615 including freight charges.

The device I would like to purchase is called the Alpha Door. This door simulates various locking mechanisms commonly found on residential and commercial entry doors. The ability for fire department personnel to remain proficient in rapidly gaining entry through locked doors and gates not only reduces loss of life and property, but it also promotes professionalism in the services we provide.

Below are a sample of the scenarios that can be performed using this training prop:

#### Residential Doors

- Inward/outward swinging doors
- Through the lock deadbolt manipulation

#### Commercial Doors

- Drop bar breaching
- Panic hardware manipulation

#### Locked Gates

- Padlock and chain cutting





Estimate 1401

**ADDRESS**

Justin Cormany  
Hamilton township Fire Rescue

**SHIP TO**

Justin Cormany  
Hamilton township Fire Rescue

DATE  
07/28/2025

TOTAL  
\$13,615.00

**SALES REP**

Travis McCool

**SALES REP PHONE**

937-620-3374

**SALES REP EMAIL**

Tmccool@forgefireandco.com

**ACTIVITY**

**QTY**

**RATE**

**AMOUNT**

**Alpha Elite Basic**

1

9,600.00

9,600.00

- NEW door swings both directions.
- NEW frame accepts quick connect wall system.
- Heavy duty door realistically replicates flex/progress capture of actual doors.
- Actual crush gap with inexpensive consumables.
- Multiple crush levels replicates many types of door construction.
- Modular bolt together frame system w/ easy pin door.
- NEW larger wood jam insert for baseball swing tactics. (No drill/bolting necessary)
- Hinge pulling/cutting placed high, mid & low insert between frame and door.
- Frame includes built-in saw tree (compatible with flat and angle stock)
- AR400 padlock/chain anchor.
- Anatomically placed low, mid & high locking capabilities.
- Basic thru advanced lock options.
- Shock and LE ram capable.
- Built-in anatomically placed lock pull option. Pull actual locks.

\* The basic door prop package is universally designed to accept our advanced add-on options without modifications. \*

**Wheel system**

1

1,000.00

1,000.00

Quick connect lifting wheels make it easy to move or load prop. Universally fits both the ALPHA DOOR and APEX ROOF PROPS.

**Thru-the-lock attachment**

1

225.00

225.00

Quick connect TTL attachment offers Adam's Right locks cylinder spin outs and manipulation & residential deadbolt manipulation. Includes locks.

**Outward/Inward Opening Drop Bar Breaching System & Panic Bar Cut-Thru**

1

600.00

600.00

Provides both outward & inward opening drop bar systems that must be breached via mechanical pry or saw breaching for entry.

Outward mounts through realistic sacrificial steel clad sections of the door.

Inward mounts to real wood studs that simulate mounting into king/jack studs of residence.

Includes center cut through door insert w/ quick attach magnetic panic bar cut through breaching system. Magnetic panic bar and sacrificial cut panels easily connect or remove without hardware mounting.

**Real Door- mounting kit**

1

150.00

150.00

Includes universal quick pin hinges & low, mid and high locking collars w/hardware. Allows mounting of scrap doors to the frame in tandem of the steel training door.

ACTIVITY	QTY	RATE	AMOUNT
<b>*NEW* Security Door Prop</b>	1	1,500.00	1,500.00
<ul style="list-style-type: none"> <li>• Quick connect via pin hinges.</li> <li>• Removable door seam cover guard for advanced pry tactics.</li> <li>• Cut steel angle for simulation of lock cutting.</li> </ul>			
<b>*NEW* Quick Connect Wall Brackets</b>	1	100.00	100.00
Quick connect laser cut wall brackets simply slide into frame and allow fast setup of OSB walls on either side.			
<b>Shipping/Freight</b>	1	440.00	440.00

Check out our new website [www.forgefireandcompany.com](http://www.forgefireandcompany.com)

SUBTOTAL	13,615.00
TAX	0.00

We are the largest custom training structure/prop company in the nation. We are USA-built and widely regarded for having the most realistic props in the industry. Formerly Fire Force Inc., we are now Forge Fire and Company. We have been in business building elite-level custom props for 40 years!

TOTAL	<b>\$13,615.00</b>
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Forge Fire & Company offers the most realistic and comprehensive training solutions.

THANK YOU.

Just a few clients:

- Charlotte FD
- Waukesha County Tech College
- New Mexico State PD x5
- EDGE SWAT
- Santa Rosa FD
- CF Tactics
- Orlando FD
- Columbus FD x2
- Bearers of the Oath Conference x2
- National Rescue Consultants
- Proactive Rescue Operations
- Firehouse Expo
- Citizens First Fire Training x2
- New Hampshire State Fire Academy x3
- Spokane FD
- The Colony, TX
- Numerous Special Forces Military organizations
- 100+ depts across the nation

\*\*\*QUOTED PRICING GOOD FOR 60 DAYS\*\*\*

Accepted By

Accepted Date



**Office of Chief of Police**  
**8/06/25 Trustee Meeting**

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The following motion is requested by the Board of Hamilton Township Trustees from the Chief of Police. In 2021, the Hamilton Township Police Department acquired six Chevrolet Tahoe PPVs. To date, three have experienced significant engine failures that have resulted in several weeks of loss time while they were repaired. With the remaining units nearing the end of their warranty coverage, we are seeking approval to purchase three 2025 Chevrolet Tahoe PPVs to ensure fleet reliability. The Department had placed one vehicle replacement in the 2026 draft budget but is instead asking to move that purchase up by one year due to current circumstances. High-mile vehicles are reassigned for use by SROs and other non-patrol purposes to get additional years out of them.

Also, the Department has the need to purchase three new firearms due to new hires and the age of existing firearms.

**Motion 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.**