

The Board of Trustees of Hamilton Township, County of Warren, Ohio, met at a regular session at 6:00 p.m. on August 21, 2024 at Hamilton Township, Warren County, Ohio, with the following Trustees present:

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

Mr. Cordrey introduced the following resolution and moved its adoption:

**HAMILTON TOWNSHIP, WARREN COUNTY OHIO
RESOLUTION NUMBER 24-0821B**

**RESOLUTION APPROVING A PLANNED UNIT DEVELOPMENT (PUD) DISTRICT
STAGE 2&3 PRELIMINARY AND FINAL PLAN FOR APPROXIMATELY 16.23
ACRES FOR THE PROPERTY LOCATED AT 280 DWIRE RD, HAMILTON
TOWNSHIP, WARREN COUNTY, OHIO 45039.**

WHEREAS, Brent Wilkens/MI Homes, Inc., (the “Applicant”) submitted and application (the “Application”) to Hamilton Township, seeking approval for a PUD Stage 2&3 preliminary and final plan for approximately 16.23 acres located at 280 Dwire Road, Maineville, Ohio 45039 more specifically identified as Warren County Auditor’s Parcel Number 1606100008 (the “Property”);

WHEREAS, pursuant to the Application, the Applicant proposes to develop the Property into a 38 lot single family residence subdivision;

WHEREAS, Property is currently zoned R-4 Multi Family Residence District

WHEREAS, the Hamilton Township Zoning Commission considered the Application during a public hearing of the Zoning Commission on July 8, 2024, 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 July 17, 2024 at which time the Trustees voted to adopt the Zoning Commission’s recommendations, and approve the PUD Stage 2&3 preliminary and final plans, 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 2&3 preliminary and final plans is hereby approved, subject to the following conditions:

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

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|-------------------|-----|----------|-----|-------|
| Darryl Cordrey - | Aye | <u>✓</u> | Nay | _____ |
| Joseph P. Rozzi - | Aye | <u>✓</u> | Nay | _____ |
| Mark Sousa - | Aye | <u>✓</u> | Nay | _____ |

Resolution adopted this 21st day of August, 2024.

Attest:

Leah Elliott
 Leah M. Elliott, *Fiscal Officer*

Approved as to form:

Ben Yoder
 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 21, 2024.

Date: 8/21/24

Leah Elliott
 Leah M. Elliott, *Fiscal Officer*