

The Board of Trustees of Hamilton Township, County of Warren, Ohio, met at a regular meeting at 6:00 p.m. on January 15, 2025 at Hamilton Township, Warren County, Ohio, with the following Trustees present:

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

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

**HAMILTON TOWNSHIP, WARREN COUNTY OHIO
RESOLUTION NUMBER 25-0115E**

**RESOLUTION APPROVING A SITE PLAN WITH CONDITIONS FOR
APPROXIMATELY 5.6 ACRES OF REAL PROPERTY LOCATED AT 0 STATE
ROUTE 22 & 3, PARCEL 1313300011**

WHEREAS, Rudra Properties, LLC (the “Owner”) is the owner of approximately 5.6 acres of real property located 0 State Route 22 & 3 Morrow, Ohio 45152 and designated as Warren County Auditor’s Parcel No. 1313300011 (the “Property”);

WHEREAS, the Property is currently zoned General Business Zone (B-2) PUD;

WHEREAS, Rhinovations, LLCs (the “Applicant”), on behalf of the Owner, submitted an application (the “Application”) to Hamilton Township for a site plan review of the Property to allow for construction of a 12,000 square foot C-store and retail building with gas pumps;

WHEREAS, the Hamilton Township Zoning Code states that an automotive fuel sales use is a permitted use within the B-2 Zone;

WHEREAS, the Hamilton Township Board of Trustees held a public hearing on the Application on January 15, 2025, at which time the Trustees determined that the site plan complied with the Township’s Zoning Code and voted to approve the Application, subject to certain conditions.

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

SECTION 1. The Board of Township Trustees of Hamilton Township finds that the Application presented at their January 15, 2025, public hearing for the 12,000 SF commercial building site plan is a viable plan for the development of the B-2 General Business zone provided certain conditions are met.

SECTION 2. The Board finds the site plan would be of benefit to the residents of Hamilton Township.

SECTION 3. The Board grants approval of the Application for site plan approval of the 12,000 SF commercial building subject to the conditions as set forth on Exhibit A attached hereto as if fully rewritten herein.

SECTION 4. 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. Cordrey seconded the Resolution and the following being called upon the question of its adoption, the vote resulted as follows:

Darryl Cordrey -	Aye	<input checked="" type="checkbox"/>	Nay	<input type="checkbox"/>
Joseph P. Rozzi -	Aye	<input checked="" type="checkbox"/>	Nay	<input type="checkbox"/>
Mark Sousa -	Aye	<input checked="" type="checkbox"/>	Nay	<input type="checkbox"/>

Resolution adopted this 15th day of January, 2025.

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 January 15, 2025

Date: 1/15/25

Leah Elliott
Leah M. Elliott, *Fiscal Officer*

EXHIBIT A

The approval of the site plans is subject to the following conditions:

In accordance with the motion adopted January 15, 2025.

The Site Plan for 12,000 SF commercial building to construct a restaurant located at 0 State Route 22 & 3, Morrow, Ohio 45152 with the following conditions:

- 1) Submit a photometric plan that meets the outdoor lighting regulations.**
- 2) Submit detailed landscape plan certified by Landscape Architect.**
- 3) Compliance with all regulations in the *Hamilton Township Zoning Code*.**
- 4) Meet the requirements of all Warren County partner organizations.**
- 5) Meet all access requirements of ODOT.**