

HAMILTON TOWNSHIP ZONING COMMISSION MEETING
November 18, 2024

Mr. Kuvin called the meeting to order and announced the matters before the Board at 6:00 p.m.

Members present: Randy Kuvin
 Chad Meadows
 Erick Reiners
 Scott Gravett

Mr. Meadows made a motion with the second from Mr. Reiners to approve the August 12, 2024, regular meeting minutes.

All in favor. Aye.

Mr. Kuvin explained the procedures and guidelines the Board would use to reach a decision during the hearing. He asked any persons wishing to offer testimony or speak during the hearing to raise their right hand; an oath was administered.

Ms. Cathy Walton, Zoning Director, presented the staff report for 0 Ludlum Road, Morrow, OH 45152. The applicant, Mrs. Swearingen is asking to change the zoning of her vacant property from B-2 General Business to R-1 Single Family Residence so she can sell it for residential use. The property is designated as Rural Residential on the Future Land Use Map, which is suitable for homes on large lots. She bought the land over 40 years ago but never built on it. After her husband's death, she decided to sell, but found out the zoning had changed.

A notice about the hearing was published on November 6, 2024, and letters were sent to nearby property owners. The Warren County Regional Planning Commission reviewed the request on September 26, 2024, and recommended approval without conditions.

Mr. Kuvin inquired with Ms. Walton about when the property was rezoned to B-2 and whether the applicant was aware of the rezoning. Ms. Walton explained that the records regarding the rezoning were unclear, but she believed it had occurred to support the adjacent Bellwood Golf Course.

Mr. Kuvin then invited the applicant, Ms. Swearingen, to address the Board.

Ms. Swearingen explained that she recently had a potential buyer for the property, only to discover that the property was zoned B-2, even though it had been listed as residential. She was unaware of the rezoning when she purchased the property, as she originally bought it with the understanding that it was zoned for residential use.

Mr. Kuvin then asked the applicant whether she had been paying taxes based on the property's business or residential zoning. Ms. Swearingen responded that she had been paying taxes based on the residential zoning.

With no further questions or comments, Mr. Kuvin closed the floor to public comments for deliberation.

The Board unanimously agreed that an error occurred in the rezoning to B-2.

With no further questions or comments from the Board, Mr. Kuvin made a motion with the second from Mr. Meadows to recommend approval for the rezoning from B-2 to R-1 for 0 Ludlum Road, Morrow, OH 45152.

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| Roll Call: | Eric Reiners | Yes |
| | Scott Gravett | Yes |
| | Chad Meadows | Yes |
| | Randy Kuvin | Yes |

Mr. Kuvin made a motion to adjourn.

All in favor. Aye.