

HAMILTON TOWNSHIP ZONING COMMISSION MEETING  
August 12, 2024

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

Members present:     Randy Kuvin  
                              Julie Perelman  
                              Scott Gravett  
                              Chad Meadows  
                              Erick Reiners

Mr. Kuvin made a motion with the second from Mr. Gravett to approve the July 8, 2024, regular meeting minutes.

All in favor. Aye.

Mr. Kuvin recused himself from the case because the property owners are clients of his CPA firm.

Ms. Cathy Walton, Zoning Director, presented the staff report for the Planned Unit Development Stage 1, located at 1212 S. State Route 22/3, Morrow, OH 45152. The Property Owner Doris M Lewis and Deborah Wilkerson. The applicant is Ryan Herchenroether with Treplus Communities. A legal notice was published in *The Journal News* on June 28, 2024, regarding the meeting scheduled for July 28, 2024. The meeting was subsequently continued to August 12, 2024. Notices were mailed to all property owners contiguous to and across the street from the subject property.

Treplus Communities has requested a zone change for 30 of the 61 acres from R-1 Single Family Residence to R-3 PUD Multi Family Residence. The zone change is intended to allow the property to be developed as an active adult community.

This was heard through the Warren County Regional Planning Commission on June 27, 2024, where they recommended denial due to the traffic impact on Zoar and S. Route 22/3.

Ms. Perelman invited the applicant, Mr. Herchenroether, to address the Board.

Mr. Herchenroether presented to the Board the features that distinguish Treplus from other adult communities, including:

- Providing housing, recreation, community of like-minded peer group
- Single-story designs (for abilities and disabilities)
- Commons building, fitness, and business center
- Community Garden
- Travel programs

He also highlighted the municipal benefits of the active adult community, such as attracting and retaining active adults in the township, freeing up existing housing, not burdening school

capacity, having a lower traffic impact compared to typical residential neighborhoods, and minimal emergency services and fire department demands, as it will not function as a fully licensed senior living facility.

Furthermore, Mr. Herchenroether believes the land is unattractive to potential industrial buyers due to its lack of highway access and its location, which is predominantly surrounded by residential properties. The property has been on the market for 13 years. The land is within an urban service area, and Treplus plans to use the existing ponds for water retention.

To address traffic concerns, Treplus will conduct a comprehensive traffic study. The current plan is to position the main entrance on Zoar Road, with a right turn only existing the development to minimize congestion on Route 22/3. Each building will consist of 2 to 5 units, with a total of 152 units proposed for the development, alongside 10 acres of open space.

Ms. Perelman welcomed those in favor of the rezoning to address the Board.

Mr. Wilkerson, who has lived on the property for over 40 years and whose family has owned it since the 1920s, hired Integra Realtor in 2022 to appraise the land and assess its best use. The detailed report, which examined traffic patterns, schools, median incomes, and other factors, determined that the property is more suitable for multi-use development rather than industrial use. He sold part of the land to neighboring properties to serve as a buffer for future developments, while retaining the hillside up to the Catholic church. Treplus expressed interest in purchasing 20-30 acres of the property.

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

Mr. Reiners feels that Industrial zoning is not appropriate for this property but agrees that the proposed use aligns well with the surrounding area. Before the meeting, a neighbor, Becky Yelling expressed support for the development. While he acknowledges that the project is dense in terms of the number of units, he has confidence in the County's traffic impact study.

Ms. Perelman was curious why Warren County RPC recommended denial because of traffic and the timeline of the Township's Future Use Plan.

Ms. Walton explained the denial was because of the additional traffic due to the number of units being proposed. The Future Use Plans are typically revisited every 10 years for new recommendations.

Mr. Meadows supports the plan and concurs with Mr. Reiners' observations regarding the development's density and the need for additional open space.

With no questions or comments from the Board, Ms. Perelman made a motion with the second from Mr. Gravett to recommend approval for the rezoning from R-1 to R-3 PUD for thirty acres at 1212 S. State Route 22/3, Morrow, OH 45152.

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| Roll Call: | Scott Gravett  | Yes |
|            | Julie Perelman | Yes |
|            | Chad Meadows   | Yes |
|            | Eric Reiners   | Yes |

Mr. Gravett made a motion to adjourn.

All in favor. Aye.