

HAMILTON TOWNSHIP ZONING COMMISSION MEETING
May 13, 2024

Mr. Hood called the meeting to order and announced the matters before the Board at 7:00 p.m.

Members present: Erick Reiners
Randy Kuvin
Brady Hood
Scott Gravett

Ms. Cathy Walton, Zoning Director, presented the staff report for a zoning map amendment, located at 6177 Striker Road, Hamilton Township, OH 45039. The Property Owner is SGC Properties, LLC. Legal Notice was published in the April 25, 2024, edition of *The Journal News*. Notices were mailed to all property owners within 200 feet, contiguous to, and directly across the street from the area of the proposed amendment.

The applicant has submitted a request to change the zoning designation from M-2 Heavy Industrial to R-3 PUD Multi-Family Residence. This proposed change aims to permit the construction of 10 single-family attached homes on the premises. According to the Hamilton Township Comprehensive Plan and Future Land Use Plan, the designated area is earmarked for single-family residential use. Single Family Residential zoning typically entails residential developments with the intent of one dwelling unit per 2 acres.

This was heard at the Warren County Regional Planning Commission on April 25, 2024, where they recommended denial.

Mr. Hood confirmed that in a previous request to rezone this property, the Board of Trustees showed greater receptivity towards rezoning if a Planned Unit Development (PUD) were to be applied, a sentiment which Ms. Walton corroborated.

Mr. Hood welcomed the applicant, Mr. Hilderbrand, to address the Board.

Mr. Hilderbrand purchased the property with plans to construct a wedding venue but faced opposition from the Heritage at Miami Bluff residents who preferred to maintain the area's residential character. Given that Striker Road is currently solely residential, Mr. Hilderbrand is keen to avoid the development of another Truck Stop similar to the one nearby on Grandin. The Trustees urged him to seek a variance through a Planned Unit Development (PUD), which he is presenting today.

Mr. Hood opened the floor to those who are in support of the rezoning.

Mary Sells, a board member of the Heritage at Miami Bluff, concurs that the area predominantly consists of residential properties and sees the proposed development as an extension of their neighborhood. The primary concern with the initial venue plan revolves around the potential increase in noise and traffic.

Mr. Hood opened the floor to those who were against the rezoning.

Jennifer Brandon advocates for consistency in zoning. She suggests that the property should either maintain its M-2 designation to align with the neighboring properties to the west or transition to R-1 Single-Family Residential, in line with the Township's Comprehensive Plan and the properties to the north. Jennifer highlights concerns that rezoning to R-3 could lead to an unprofitable venture, potentially resulting in a rental community due to the absence of amenities comparable to those offered to Miami Bluff residents.

Mr. Hood closes the floor to public comments.

Mr. Reiners holds the view that the property would be more suitable for residential rather than industrial use. However, he expresses concern about the proposed density of the residential development.

Mr. Kuvin believes that the plan is problematic and not in compliance with the Land Use Plan.

Mr. Gravett is not in favor of the property being utilized as M-2 nor R-3 PUD.

Mr. Hood feels that the property's size isn't sufficient to accommodate 10 units comfortably. However, he sees the potential benefits of a Planned Unit Development (PUD) in this situation, as it allows for specific restrictions to be imposed. He would prefer a smaller number of homes on the property rather than its current proposed capacity.

Mr. Reiners made a motion with the second from Mr. Gravett to deny the request for the rezone from M-2 Heavy Industrial to R-3 PUD located at 6177 Striker Road, Hamilton Township, Ohio 45039.

Roll Call:	Eric Reiners	Yes
	Scott Gravett	Yes
	Brady Hood	No
	Randy Kuvin	Yes

Mr. Kuvin made a motion to adjourn.

All in favor. Aye.

