



# **TRUSTEE MEETING AGENDA 9/18/2024**

**6:00 PM**

- Roll Call
- Pledge of Allegiance
- Approve of the Clerk's Journal and Accept the audio/video recording as the Official Minutes of the September 4<sup>th</sup> Board of Trustees regular meeting.
- Bills before the Board

## **Public Comments**

## **New Business**

### **Resolutions**

- Resolution No. 2024-0918A – Accepting Amounts and Rates by the Budget Commission and Authorizing and Certifying Necessary Tax Levies to the County Auditor
- Resolution No. 2024-0918B – Supporting a variance to the Warren County Throughfare Plan for the proposed development at the corner of ST Route 48 and US 22/3
- Resolution No. 2024-0918C – Approving increase of appropriations in the EMS Fund

### **Motions**

- Approve Liquor Permit for Kroger Limited Partnership
- Approve Purchase of Cemetery Deeds
- Approve Transfer of Cemetery Deeds

## **Public Comments**

## **Fiscal Officer's Report**

## **Administrator's Report**

## **Trustee Comments**

**Executive Session** Motion to adjourn into executive session at \_\_\_\_ in accordance with ORC 121.22(G)(1) to discuss the appointment, employment and compensation of public employees.

## **Adjournment**

The agenda is to give an idea of the various discussions before the Board. The time and order of Agenda items is subject to change in order to maintain efficiency and timeliness of the meetings. Citizens may address the Board under the Public Comment section of the agenda.

The following guidelines protect your rights as well as those of others:

1. Speakers must state their name and full address for the record.
2. The Board Chair will recognize each speaker, and only one person may speak at a time.
3. Speakers will address any and all comments to the Board of Trustees and Fiscal Officer. The Board may request further information from staff at their discretion.
4. Anyone who willfully disrupts a Board meeting may be barred from speaking further or may be removed from the meeting and detained by officers of the Hamilton Township Police Department. (ORC 505.09; ORC 2917.12)

## **HAMILTON TOWNSHIP ADMINISTRATION**

Darryl Cordrey – *Board Chair*

Joseph Rozzi – *Vice Chair*

Mark Sousa – *Trustee*

Leah Elliott - *Fiscal Officer*

7780 South State Route 48  
Maineville, Ohio 45039  
Phone: (513) 683-8520

### **Township Administrator**

Jeff Wright

(513) 683-8520

### **Police Department**

Scott Hughes – Police Chief

Phone: (513) 683-0538

### **Fire and Emergency Services**

Jason Jewett– Fire Chief

7684 South State Route 48

Maineville, Ohio 45039

Phone: (513) 683-1622

### **Public Works**

Don Pelfrey– Director

Phone: (513) 683-5320

### **Assist. Fiscal Officer**

Ellen Horman

Phone: (513) 239-2377

### **Human Resources**

Cheryl Allgeyer

Phone: (513) 239-2384

### **Zoning**

Cathy Walton-Director

Phone: (513) 683-8520

### **Parks and Recreation**

Nicole Earley-Director

(513) 683-5360

# Hamilton Township Trustee Meeting

## September 4, 2024

Trustee Board Chairman, Darryl Cordrey, called the meeting to order at 6:00 p.m. Mr. Cordrey, Mr. Rozzi and Mr. Sousa were present.

Roll call as follows:

Darryl Cordrey	Yes
Joe Rozzi	Yes
Mark Sousa	Yes

The Pledge of Allegiance was recited by all.

A motion was made by Mr. Cordrey, with a second by Mr. Rozzi, to approve the clerk's journal as the Official Meeting Minutes of the August 21, 2024, Trustee Meeting.

Roll call as follows:

Joe Rozzi	Yes
Mark Sousa	Yes
Darryl Cordrey	Yes

A motion was made by Mr. Cordrey, with a second by Mr. Rozzi, to approve the bills as presented before the Board.

Roll call as follows:

Mark Sousa	Yes
Darryl Cordrey	Yes
Joe Rozzi	Yes

### **Presentation-** Economic Development and Zoning Update

Administrator Jeff Wright and Zoning Director Cathy Walton presented the Hamilton Township Economic Development and Zoning updates including the following items:

- New look to the Economic Development page on the Hamilton Township Page. Residents can find the Future Concept Plan, major projects and available commercial property in the Township, along with the community profile.
  - Mr. Wright mentioned that Hamilton Township's median household income is greater in comparison to Warren County and Ohio's average rate. He also compared the housing value in the Township to be close to the average value in Warren County.
- Three new businesses have opened: Tee 18 Golf, Creekside Cigar Co., and Cost Saver
- Significant developments are set to open this year: a Kroger Marketplace and gas station, as well as a Chase Bank. Meanwhile, Towne Center, McDonald's, and Chase Bank are expected to open or break ground at the start of next year.

- Zoning launched their new software program IWORQ in February and has received just under 350 permits as of September 1<sup>st</sup>.
- Ms. Walton highlighted a few text amendments that will be brought forward to the Board for review and approval soon.

### **Public Comments**

Mr. Cordrey opened the floor to public comments at 6:19 pm.

Mr. Brad Turner mentioned that he saw a letter on the Village of Maineville's Facebook page, which indicated that Hamilton Township is terminating its police and zoning contract with the Village. He is seeking clarification on what this decision means for the residents of the Providence subdivision, as he is not well-versed in the boundaries between the township and Maineville.

Mr. Sousa explained that Hamilton Township residents will not be impacted by the decision the Board took to withdraw their police and zoning contracts from the Village of Maineville. When it comes to the safety of the Village's residents, Hamilton Township Police Department will continue to respond to more serious calls and assist their contracted police services as they did prior to the current contract.

Mr. Cordrey mentioned that in 2020, during the initiation of the police and zoning contract, the Joint Economic Development District agreement was also discussed with the previous Administrator, Brent Centers, and Mayor Bob Bebee. However, when it came time to finalize the agreement, there appeared to be a last-minute attempt to alter the terms. From the Board's perspective, this situation indicates a lack of partnership, prompting them to reconsider and reassess their relationship with the Village.

Mr. Pete Osterbrock asked that the straw and seeding for the lot on 832 Sunrise Ridge wait until we have received rain.

Mr. Cordrey closed the floor to public comments at 6:29 pm.

### **New Business**

Resolution No. 2024-0904A – Establishing No Engine Brake Designated Areas Within the Township

Ben Yoder, Legal Director, has clarified Ohio's decibel regulations, indicating that the resolution should focus solely on specifying the corridor. Additionally, the resolution requires that signage for no-break engine areas be installed. Furthermore, the approved and signed resolution must be posted in five prominent locations within the Township for a period of 30 days.

Mr. Rozzi raised concerns about including US Route 22/3 in the no-engine brake corridor, a viewpoint that Mr. Cordrey and Mr. Sousa supported.

The Board agreed to revise the resolution to designate only the Grandin Road and State Route 48 corridor.

Mr. Cordrey made a motion with a second from Mr. Rozzi to approve Resolution 2024-0904A, a resolution approving the No Engine brake designated areas within the Township.

Roll call as follows:	Darryl Cordrey	Yes
	Joe Rozzi	Yes
	Mark Sousa	Yes

Resolution No. 2024-0904B – Authorizing the Administrator to Execute an Intergovernmental Agreement with the City of Loveland Related to The Ownership of The Hill-Wagoner Cemetery.

Mr. Wright explained that the City of Loveland wants to preserve the Hill-Wagoner Cemetery, a 1/3-acre site rediscovered after nearby construction cleared trees. Although Loveland’s surrounding properties are part of the city, the cemetery is still under Hamilton Township’s control. Loveland is asking Hamilton Township to help transfer ownership of the cemetery to Loveland and support its annexation into the city. Loveland will pay for all related costs. Since the cemetery is already surrounded by Loveland, this move won’t affect future annexations.

Mr. Cordrey made a motion with a second from Mr. Rozzi to approve Resolution 2024-0904B, a resolution authorizing the Administrator to execute an Intergovernmental Agreement with the City of Loveland related to the ownership of the Hill-Wagoner Cemetery.

Roll call as follows:	Joe Rozzi	Yes
	Mark Sousa	Yes
	Darryl Cordrey	Yes

Motion to Approve Hamilton Township Roster as presented

A motion was made by Mr. Cordrey, with a second by Mr. Rozzi, to approve the Hamilton Township Roster as presented before the Board.

Roll call as follows:	Mark Sousa	Yes
	Darryl Cordrey	Yes
	Joe Rozzi	Yes

**Public Comments**

Mr. Cordrey opened the floor to public comments at 6:42 pm.

Mr. Rusty Holman raised concerns with the board about changes to the parcels in the JEDD agreement with the Village of Maineville. He accused the board of lacking transparency by discussing the JEDD agreement in executive session instead of in an open, public meeting.



Mr. Cordrey explained to Mr. Holman that JEDD agreements are typically discussed in private to allow the parties to work out the details before presenting them to the public. This approach helps avoid confusing residents with incomplete or preliminary proposals.

Mr. Sousa explained that discussions about the JEDD began in 2021 but only progressed when there was a planned development and property owners agreed to join the JEDD. Initially, the parcels were potential locations, but no action was taken. By 2024, new parcels were included due to development, and the current property owners have agreed to participate. The revenue sharing and annexation details were presented early on, and no issues were raised to the Board until the JEDD was publicly announced. The Village would contact Mr. Pelfrey when they lacked a public works employee, and he would handle the issues. Mr. Sousa added that as he represents Hamilton Township residents, he should not be responsible for fixing problems in the Village if there is no contract in place. Additionally, the Village of Maineville has a representative who attends trustee meetings regularly, where the JEDD has been discussed. This representative has never raised any concerns with the Board. Mr. Wright also shared with the media an email where Mayor Bebee acknowledges the JEDD in which the two had agreed on.

Mr. Rozzi said that the mayor's decision to contact news stations instead of discussing the matter with the Board has led to a sense of mistrust.

Mr. Cordrey closed the floor to public comments at 6:52 pm.

#### **Administrator's Report**

- The ESC has completed onsite evaluations and interviews for the fire department's community risk assessment and standards of cover. They were impressed with the support and collaboration from trustees, Mr. Wright, and the leadership team.
- The fire department is collaborating with the Great Oaks Career System to offer a Fire Officer Level 1 class. Our command staff will assist with instruction, and participants will receive a discount on tuition. Completing this class will enhance their skills and qualify them for future promotions.
- On Monday, September 9th, the OSU extension will host a wellness walk at 9:00 AM at Mounts Park.
- On Wednesday, September 11th, twenty-five King's High School seniors, along with 25 volunteers, will participate in landscape maintenance.
- On Friday, September 13th, there will be a Veteran's Float at Mounts Park.
- Also on September 13th, Little Miami High School will have a football game honoring first responders and veterans. Chiefs Scott Hughes and Jason Jewett

will perform the coin toss and deliver the game ball. First responders and veterans get free admission. For more details, visit the nation's website.

### **Trustee Comments**

Joe Rozzi: Excited that summer is ending, there are still a few Red's games for the season and Bengals football is kicking off!

Mark Sousa: LPGA event is September 16<sup>th</sup> through the 22<sup>nd</sup> with the playoffs happening on the 19<sup>th</sup> through the 22<sup>nd</sup>.

Darryl Cordrey: Added on to Mr. Solusa's comment about the LPGA event, that there is a three-year commitment to hold the tournament at TPC. Sunflower Field at Mounts Park is in full bloom.

### **Executive Session-**

Mr. Cordrey made a motion with a second from Mr. Rozzi to adjourn the executive session at 6:57 p.m. in accordance with ORC 121.22(G)(8a) to discuss economic development.

Roll call as follows:	Darryl Cordrey	Yes
	Mark Sousa	Yes
	Joe Rozzi	Yes

Mr. Cordrey made a motion with a second from Mr. Rozzi to come out of Executive session at 8:22 p.m.

Roll call as follows:	Joe Rozzi	Yes
	Darryl Cordrey	Yes
	Mark Sousa	Yes

### **Adjournment**

With no further business to discuss, Mr. Cordrey made a motion, with a second from Mr. Rozzi, to adjourn at 8:23 p.m.

Roll call as follows:	Darryl Cordrey	Yes
	Joe Rozzi	Yes
	Mark Sousa	Yes



## **Administrator - 9/18/24 Trustee Meeting**

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In Ohio each county is required to have a Budget Commission. The Budget Commission meets annually to certify the estimated resources for the following budget year for each political subdivision. The Warren County Budget Commission has supplied us with the certified estimates of revenue that will be collected in 2025 for each of the Hamilton Township levy funds and special revenue funds. Each political subdivision is then required to pass a resolution accepting those amounts and rates for the following year and provide our adopted resolution to the County Auditor.

The following motion is requested by the Board of Hamilton Township Trustees from the Administrator:

**Motion to approve Resolution 24-0918A accepting the amounts and rates determined by the Budget Commission and Authorizing the necessary tax levies and certifying them to the County Auditor.**

The Township of Hamilton, Warren County, Ohio Board of Trustees met in regular session on September 18, 2024, at 6:00 p.m. at Hamilton Township, Warren County, Ohio, with the following Trustees present:

- Darryl Cordrey – Trustee, *Chair*
- Joseph P. Rozzi – Trustee, *Vice Chair*
- Mark Sousa – Trustee

Mr. \_\_\_\_\_ presented the following Resolution and moved its adoption:

**HAMILTON TOWNSHIP, WARREN COUNTY, OHIO  
RESOLUTION NUMBER 24-0918A**

**A RESOLUTION ACCEPTING THE AMOUNTS AND RATES DETERMINED BY THE  
BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND  
CERTIFYING THEM TO THE COUNTY AUDITOR**

**WHEREAS**, the Board of Township Trustees of Hamilton Township, Warren County, in accordance with the provisions of law has previously adopted a Tax Budget for the next succeeding fiscal year commencing January 1<sup>st</sup>, 2025, and;

**WHEREAS**, The Budget Commission of Warren County, Ohio has certified its action thereon to this Board together with an estimate by the County Auditor of the rate of each tax necessary to be levied by this Board, and what part thereof is without, and what part within, the ten mill limitation;

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Trustees of Hamilton Township, Warren County, Ohio that the amounts and rates (appendix A), as determined by the Budget Commission in its certification, be and the same are hereby accepted.

And be it further **RESOLVED**, that there be and is hereby levied on the tax duplicate of said Township the rate of each tax necessary to be levied within and without the ten mill limitation as follows;

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

Joseph P. Rozzi –	Aye _____	Nay _____
Mark Sousa	Aye _____	Nay _____
Darryl Cordrey	Aye _____	Nay _____

Resolution adopted this 18<sup>th</sup> day of September, 2024.

Attest:

\_\_\_\_\_

Leah M. Elliott, Fiscal Officer

Approved as to form:

\_\_\_\_\_

Benjamin J. 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 September 18<sup>th</sup>, 2024.

Date: \_\_\_\_\_

\_\_\_\_\_

Leah M. Elliott, Fiscal Officer

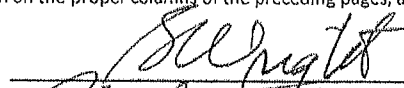
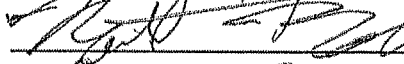
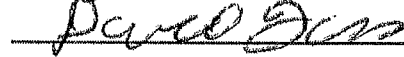
**OFFICIAL CERTIFICATE OF THE COUNTY BUDGET COMMISSION**

The Budget Commission of WARREN COUNTY, Ohio, hereby makes the following Official Certificate of Estimated Resources for HAMILTON TOWNSHIP, for the fiscal year beginning January 1st, 2025

FUND	Unencumbered			Total
	Balance Jan. 1st, 2025	Property Tax	Other Sources	
<b>General Fund - 1000</b> (Local Government)	1,826,515.44	1,563,000.00	601,095.00	
			224,611.67	4,215,222.11
<b>Special Revenue</b>				
1 Motor Vehicle License Tax Fund - 2011	375,712.98	XXXX	110,572.85	486,285.83
2 Gasoline Tax Fund - 2021	1,141,008.66	XXXX	503,580.00	1,644,588.66
3 Road and Bridge Tax Fund - 2031	1,955,341.49	1,749,000.00	23,250.00	3,727,591.49
4 Cemetery - 2041	85,754.63	XXXX	53,600.00	139,354.63
5 Police District Fund - 2081	3,239,028.31	3,618,000.00	729,035.92	7,586,064.23
6 Drug Law Enforcement - 2221	20,983.72	XXXX	0.00	20,983.72
7 Permissive Moeoe Vehicle License Tax - 2231	538,988.69	XXXX	252,000.00	790,988.69
8 Law Enforcement Trust - 2261	4,434.39	XXXX	0.00	4,434.39
9 American Rescue Plan Act	352,818.38	XXXX	0.00	352,818.38
10 Fire & EMS Special Levy Fund - 2283	2,724,709.14	4,105,000.00	114,000.00	6,943,709.14
11 EMS Billing Fund 2-2015 - 2284	341,874.50	XXXX	778,532.00	1,120,406.50
12 Lighting Assessment - 2401	12,246.14	XXXX	465,712.06	477,958.20
13 Road & Bridge Fund - 2907	172,615.32	983,000.00	0.00	1,155,615.32
14 Miscellaneous Special - OneOhio	14,081.53	XXXX	0.00	14,081.53
15 Kroger TIF	816,563.36	XXXX	91,047.12	907,610.48
16 Natureworks Grant - 2911	45,646.00	XXXX	0.00	45,646.00
17 ODNR Aquatic Education Grant - 2912	0.00	XXXX	9,000.00	9,000.00
<b>Debt Service</b>				
1 New Building Bond - 3101	0.00	XXXX	100,600.00	100,600.00
<b>Capital Projects</b>				
1 Fire Station 76 Fund - 4902	0.00	XXXX	178,530.00	178,530.00
<b>TOTALS</b>				
	13,668,322.68	12,018,000.00	4,235,166.62	29,921,489.30
				29,921,489.30

The Budget Commission further certifies that its action on the foregoing budget and the County Auditor's estimate of the rate of each tax necessary to be levied within and without the 10 mill limitation is set forth on the proper columns of the preceding pages, and the total amount approved for each fund must govern the amount of appropriation from such fund.

Date Aug. 28, 2024

Budget  
Commission



## **Administrator - 9/18/24 Trustee Meeting**

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Decades ago, the Warren County Thoroughfare Plan was adopted to provide guidance to development activity and public improvements of main roads. One component of the Plan is an area of Hamilton Township known as the Hoptown Connector. This component of the Plan was last revised in 2010.

The property located at the northeast corner of the intersection of SR 48 and US 22/3 are vacant parcels totaling approximately 7 acres that have been owned for over 20 years by the 5/3 Bank corporation. They have marketed the property unsuccessfully for many years. Earlier this year local developer the Myers Y. Cooper Company worked with the current owner for an option to purchase the property for commercial development. The subject site is already zoned Business and for decades been identified on the Hamilton Township Land Use Plan to be developed for commercial development. The potential developer has preliminarily marketed the site to the national retail community and has received strong interest from the retail and retail sectors.

The Cooper Company's due diligence period includes finding out from ODOT and the Warren County Engineer the number of curb cuts that will be allowed from fronting roadways. The proposed development has now been met with a substantial challenge as the Warren County Engineer's Office is asking that the developer donate a substantial amount of the property as public right-of-way and construct at the developer's expense a public street that would connect Towne Center Boulevard with US 22/3. That requirement would cause the development to remove two of the five proposed retail buildings and render the development unbuildable.

The Hoptown Plan has been in place for many years and should be reevaluated based on recent development activity. One of the goals of the Hoptown Plan to relieve traffic from the intersection of 48 and 22/3 can be met with this proposed development as the developer is also the owner of the adjacent property to the north and can record cross access easements to provide access from US 22/3 with the new extension of Towne Center Boulevard, and therefore, all the way to the new Kroger development. The reduction of developable land reduces property value and function, which is contrary to one of the Plan's objectives.

Also, adding a large volume of though traffic less than 600 feet from the intersection of SR 48 and US 22/3 does not reduce the traffic issue the Hoptown connector is intended to relieve. We believe

that it would be more functional and beneficial to locate a connector road from Towne Center Boulevard to US 22/3 further to the east than this property at the corner.

The subject site is the premier commercial corner within our community and holds the most immediate benefit to obtain the types of retail options that residents desire. I am asking this Board to adopt a resolution in support of the Board of County Commissioners to vary from the Hoptown Plan.

Precedence was set in 2022 when the Board of County Commissioners approved a variance from the Thoroughfare Plan to accommodate the new Kroger store that is being completed currently.

We are a bedroom community that supports commercial development within the community to not only provide our residents with more convenient options for their purchases, as well as to increase the sales tax collections for Warren County, but most importantly to diversify the tax base for the benefit of our residents and school districts.

The following motion is requested by the Board of Hamilton Township Trustees from the Administrator:

**Motion to approve resolution 24-0918B, a resolution to support a variance to the Warren County Thoroughfare Plan for Myers Y. Cooper's proposed development on the corner of State Route 48 and US Route 22/3.**



The Township of Hamilton, Warren County, Ohio Board of Trustees met in regular session on September 18, 2024, at 6:00 p.m. at Hamilton Township, Warren County, Ohio, with the following Trustees present:

Darryl Cordrey – Trustee, *Chair*  
Joseph P. Rozzi – Trustee, *Vice Chair*  
Mark Sousa – Trustee

Mr. \_\_\_\_\_ presented the following Resolution and moved its adoption:

**HAMILTON TOWNSHIP, WARREN COUNTY, OHIO  
RESOLUTION NUMBER 24-0918B**

**A RESOLUTION SUPPORTING A VARIANCE TO THE HOPTOWN PLAN COMPONENT  
OF THE WARREN COUNTY THOROUGHFARE PLAN TO ACCOMMODATE  
COMERCIAL DEVELOPMENT AT THE INTERSECTION OF SR 48 AND US 22/3**

**WHEREAS**, the vacant property at the northeast corner of the intersection of SR 48 and US 22/3 has been zoned for commercial development, marketed unsuccessfully, and has been designated for commercial development for decades on the Hamilton Township Land Use Plan, and;

**WHEREAS**, the subject property is the premier commercial corner within Hamilton Township and holds the most immediate benefit to diversify the tax base and obtain the types of retail options that residents desire, and;

**WHEREAS**, a developer now has an option to purchase the land for a desirable commercial development, to include as many as five new buildings for retail and restaurant uses and has strong interest from national retailers who desire to make investments at the site, and;

**WHEREAS**, the Hoptown Plan component of the Warren County Thoroughfare Plan is decades old and recommends that a public street consume developable land needed for building location to connect US 22/3 with Towne Center Blvd., which would cause the community to lose the proposed commercial development, and;

**WHEREAS**, reduction in developable land reduces the property value and function, which is contrary to the Hoptown Plan, and;

**WHEREAS**, adding a large volume of through traffic less than 600 feet from the intersection of SR 48 and US 22/3 does not reduce the traffic issue the Hoptown connector is intended to relieve, and it would be more functional and beneficial to locate a connector road from Towne Center Boulevard to US 22/3 further to the east than this property at the corner; and

**WHEARAS**, the goal of the Hoptown Plan to have interconnectivity can still be achieved as the developer owns the adjacent parcel to the north and can record cross access easements to connect the subject property to the new extension of Towne Center Boulevard, adjacent developments, and US 22/3.

**WHEREAS**, there is precedence for modifying the Hoptown Plan when it was done recently to accommodate the new Kroger store on State Route 48.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Trustees of Hamilton Township, Warren County, Ohio that a variance to the Hoptown Plan component of the Warren County Thoroughfare Plan be supported to accommodate commercial development at the intersection of SR 48 and US 22/3.

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

Joseph P. Rozzi –	Aye _____	Nay _____
Mark Sousa	Aye _____	Nay _____
Darryl Cordrey	Aye _____	Nay _____

Resolution adopted this 18<sup>th</sup> day of September, 2024.

Attest:

\_\_\_\_\_

Leah M. Elliott, Fiscal Officer

Approved as to form:

\_\_\_\_\_

Benjamin J. 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 September 18<sup>th</sup>, 2024.

Date: \_\_\_\_\_

\_\_\_\_\_

Leah M. Elliott, Fiscal Officer

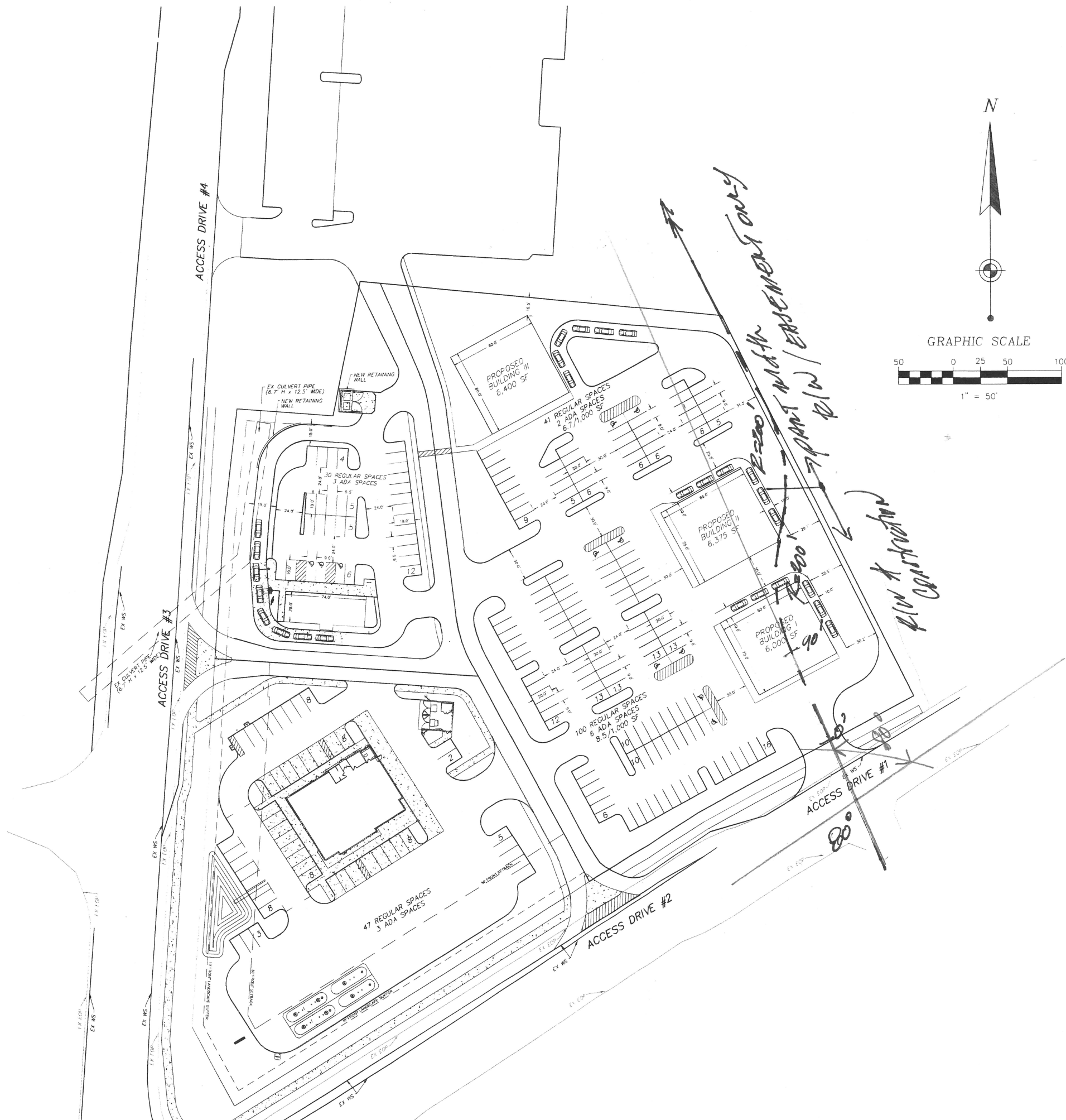




\*THE DEVELOPER SHALL PROVIDE CROSS ACCESS EASEMENTS TO CREATE INTERIOR TRAFFIC CIRCULATION IN A MANNER SHOWN IN ORDER TO RESTRICT ACCESS TO THE STATE HIGHWAYS, WHILE PROVIDING MAXIMUM ACCESS TO EACH SITE. ADDITIONAL CROSS ACCESS EASEMENTS MAY BE REQUIRED AT THE TIME SITE PLAN REVIEW OCCURS.  
 \*ACCESS POINTS ONTO THE PROPOSED ROADWAY SYSTEM (ALL NON-STATE HIGHWAYS) SHALL BE PROVIDED BASED ON TURN LANE ANALYSIS AND EXISTING AND/OR PROPOSED APPROVED DRIVEWAY LOCATIONS AT THE TIME THE SITE PLANS ARE SUBMITTED.\*

**HOPTOWN 2010 OVERALL PLAN ROADWAY IMPROVEMENTS**  
**Edwards and Kelcey**  
 PROPOSED SIGNAL  
 EXISTING SIGNAL  
 PROPOSED TRAFFIC LANE  
 EXISTING TRAFFIC LANE  
 SCALE: 1" = 60'  
 HORIZONTAL SCALE IN FEET

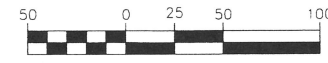




N



GRAPHIC SCALE



1" = 50'

**FIGURE 3.6**








**Functional Classifications:  
Southwest Area**

**Legend**

-  COUNTY BOUNDARIES
-  POLITICAL SUBDIVISIONS
-  MUNICIPALITIES
-  TOWNSHIPS
-  LOCAL ROADS

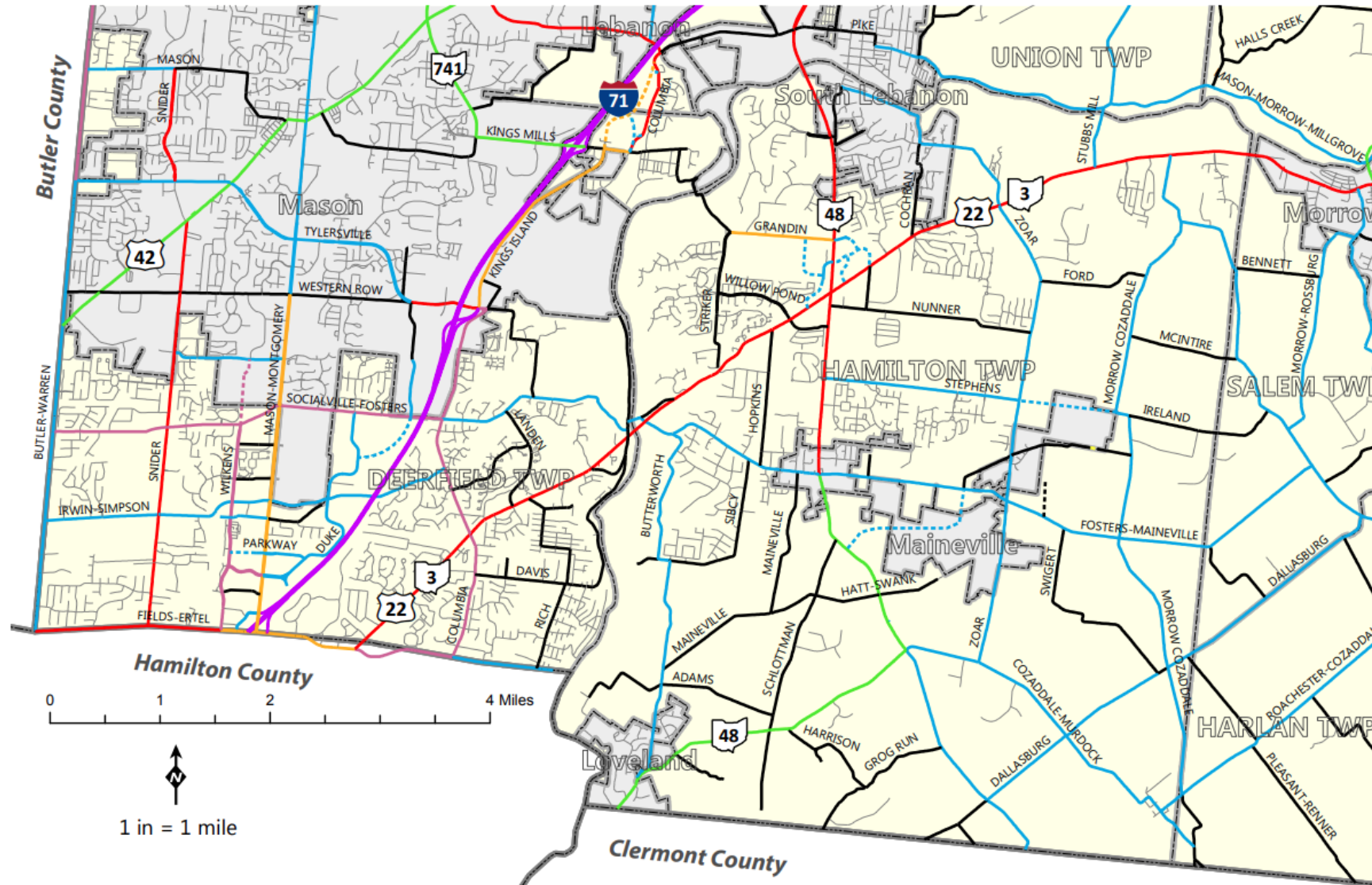
**FUNCTIONAL CLASSIFICATIONS**

**Existing**

-  Collector
-  Interstate
-  Local Road
-  Major Collector/Distributor
-  Primary Arterial
-  Primary Collector/Distributor
-  Secondary Arterial
-  Vacation

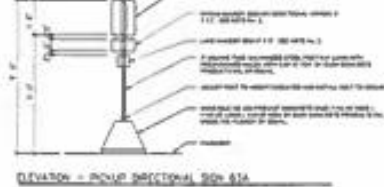
**Future**

-  Collector
-  Interstate
-  Local Road
-  Major Collector/Distributor
-  Primary Arterial
-  Primary Collector/Distributor
-  Secondary Arterial
-  Vacation

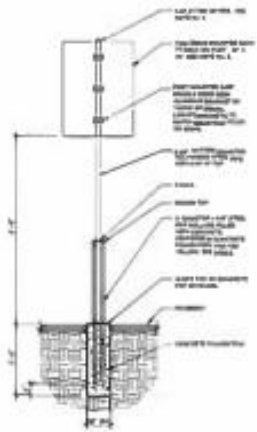
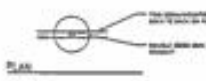




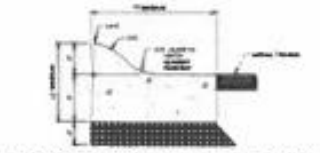




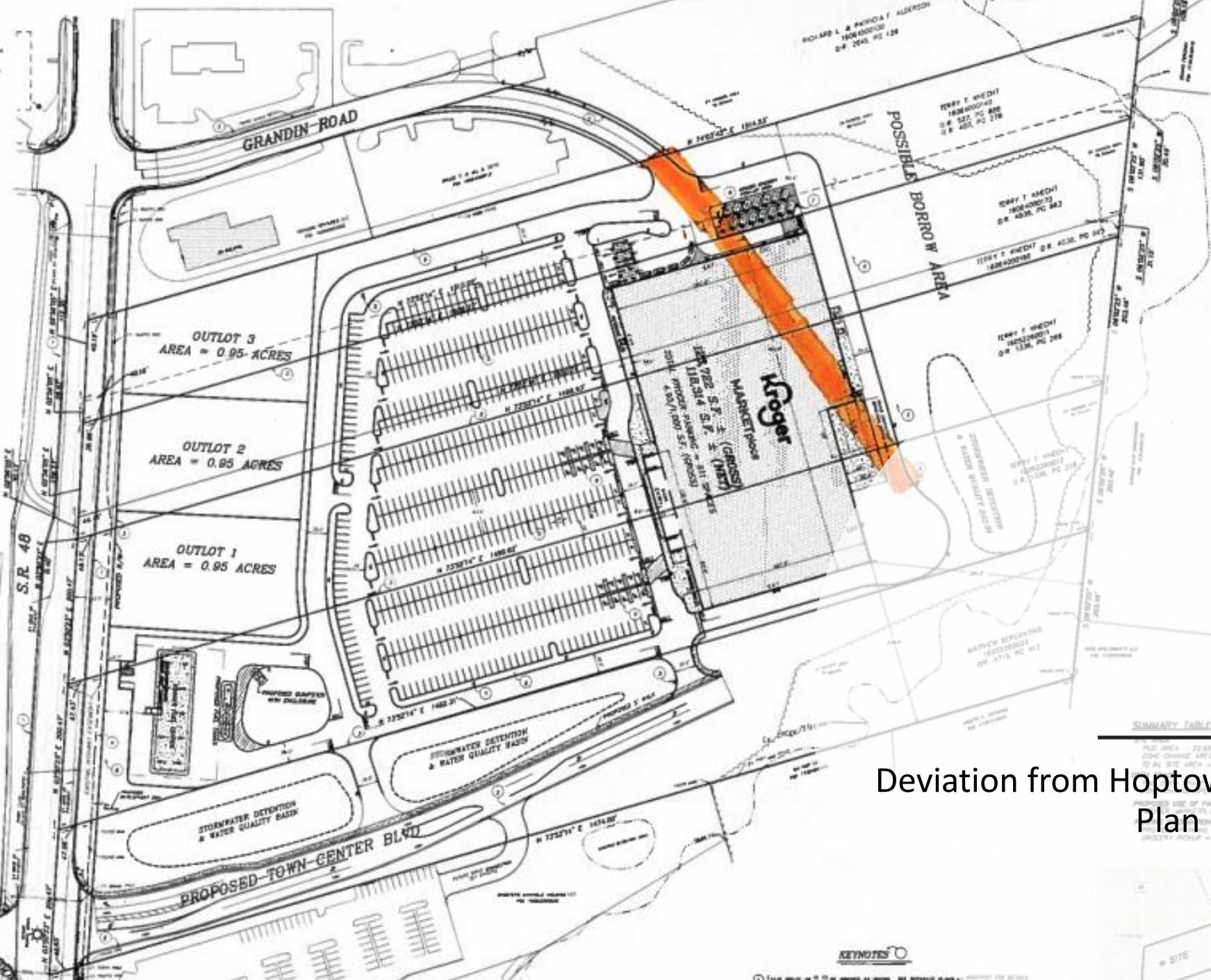
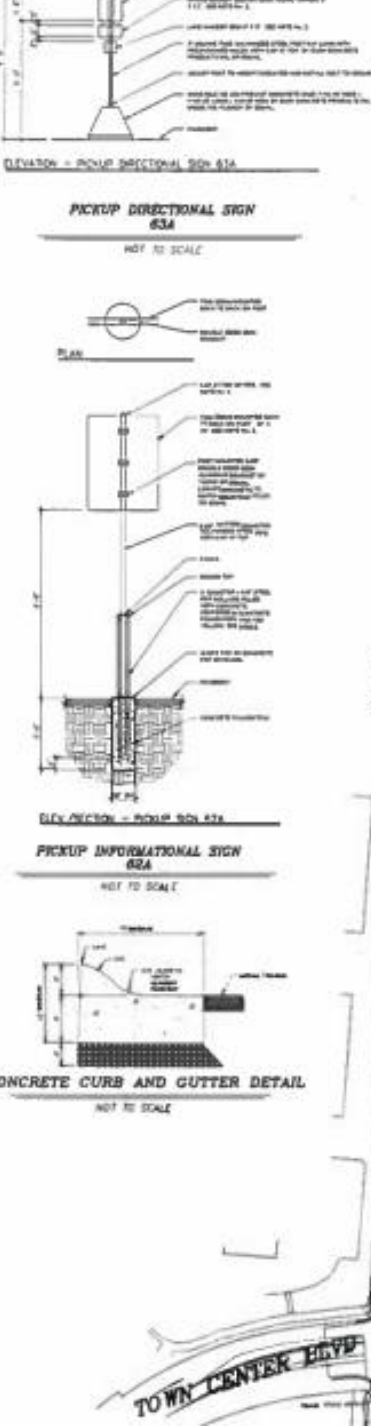
PICKUP DIRECTIONAL SIGN 63A  
NOT TO SCALE



PICKUP INFORMATIONAL SIGN 63A  
NOT TO SCALE



NOT TO SCALE



8433 Crimpton Road  
Cincinnati, OH 45230  
513-521-4100  
Fax: # 521-2426

DATE: MAY 27, 2022  
SCALE: 1" = 60'  
JOB NO.: 7866

No.	Date

PRELIMINARY LAYOUT PLAN

METURRY SURVEY NO. 9596  
HANS DON JENSEN  
WARREN COUNTY, OHIO

SUMMARY TABLE

TOTAL AREA = 32.84 ACRES (GROSS) (INCLUDING OUTLOT)  
ZONING CHANGE AREA = 2.24 ACRES (GROSS)  
TOTAL SITE AREA = 30.60 ACRES (GROSS)

PROPOSED USE OF FACILITY:  
GROCERY STORE  
TOTAL ST. SPACES = 411 SPACES  
GROSS PICKUP = 12 SPACES

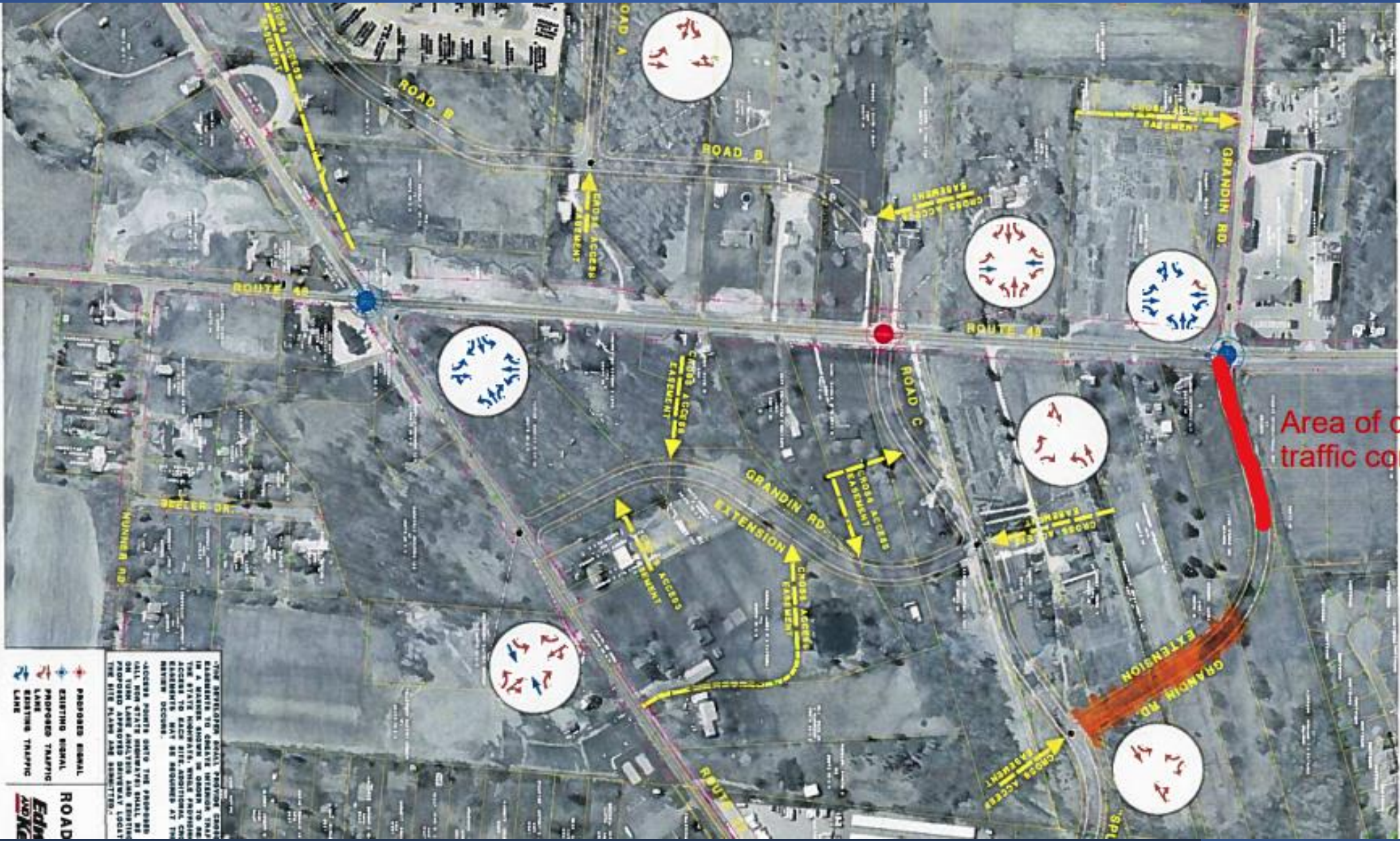
Deviation from Hoptown Thoroughfare Plan



KEYNOTES

1. THIS PLAN IS TO BE USED AS SHOWN. SEE SPECIFIC PLANS FOR DETAILS.





Area of concern with traffic congestion

+ PROPOSED SIGNAL  
 + EXISTING SIGNAL  
 + PROPOSED TRAFFIC LANE  
 - EXISTING TRAFFIC LANE

\*THE APPLICATOR SHALL PROVIDE COMPLETE EVIDENCE TO DEMONSTRATE THAT THE STATE HIGHWAY IS IN GOOD TO FAIR CONDITION AND THAT THE PROPOSED IMPROVEMENTS ARE NECESSARY TO IMPROVE THE HIGHWAY AND TO SAFEGUARD THE PUBLIC INTEREST.  
 \*ACCESS POINTS ONTO THE PROPOSED HIGHWAY SHALL BE LOCATED AT THE PROPOSED APPROVED DRIVEWAY LOCATIONS SHOWN ON THE SITE PLAN AND IDENTIFIED AS SUCH.







**Office of Township Administrator**  
**9/18/24 Trustee Meeting**

---

The following motion is requested by the Board of Hamilton Township Trustees from the Administrator.

**Motion to approve Resolution 24-0918C- a resolution approving an increase in appropriations in the EMS Fund in the amount of \$31,585.**

The Township of Hamilton, Warren County, Ohio Board of Trustees met in regular session on September 18, 2024, at 6:00 p.m. at Hamilton Township, Warren County, Ohio, with the following Trustees present:

- Darryl Cordrey – Trustee, *Chair*
- Joseph P. Rozzi – Trustee, *Vice Chair*
- Mark Sousa – Trustee

Mr. \_\_\_\_\_ presented the following Resolution and moved its adoption:

**HAMILTON TOWNSHIP, WARREN COUNTY, OHIO  
RESOLUTION NUMBER 24-0918C**

**A RESOLUTION APPROVING AN INCREASE IN TOWNSHIP APPROPRIATIONS IN THE EMS FUND TO RECONCILE BUDGETS FOR THE CALENDAR YEAR 2024**

**WHEREAS**, the Board of Township Trustees wishes to authorize and approve an increase in appropriations in order to reconcile budgets and appropriations for the calendar year 2024;

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

- SECTION 1.** The Fiscal Officer is hereby authorized and directed to increase the appropriations for the EMS Repairs and Maintenance line item 2284-230-323-0000 in the amount of \$31,585.
- SECTION 2.** The Fiscal Officer is hereby authorized and directed to approve a Blanket Certificate in the amount reflected in Section 1 of this Resolution.
- SECTION 3.** This Resolution shall take effect on the earliest date allowed by law.

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

Joseph P. Rozzi –	Aye _____	Nay _____
Mark Sousa	Aye _____	Nay _____
Darryl Cordrey	Aye _____	Nay _____

Resolution adopted this 18<sup>th</sup> day of September, 2024.

Attest:

\_\_\_\_\_

Leah M. Elliott, Fiscal Officer

Approved as to form:

\_\_\_\_\_

Benjamin J. 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 September 18<sup>th</sup>, 2024.

Date: \_\_\_\_\_

\_\_\_\_\_

Leah M. Elliott, Fiscal Officer



**Administrator - 9/18/24 Trustee Meeting**

---

The following motion is requested by the Board of Hamilton Township Trustees from the Administrator:

**Motion to approve Kroger Limited Partnership's liquor permit from the Ohio Division of Liquor Control for 148 E. Towne Center Blvd, Hamilton Township, Ohio.**

NOTICE TO LEGISLATIVE AUTHORITY

OHIO DIVISION OF LIQUOR CONTROL
6608 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)844-2360 FAX(614)644-3188

TO

Form with fields: PERMIT NUMBER (48888887100), TYPE (NEW), ISSUE DATE (07 25 2024), FILING DATE, PERMIT CLASSES (C1 C2), TAX DISTRICT (83 916), RECEIPT NO. (E25511). Applicant: KROGER LIMITED PARTNERSHIP I LP, DBA KROGER 492, 148 E TOWNE CENTER BLVD, HAMILTON TWP, MAINEVILLE OH 45039.

FROM 08/14/2024

Empty form with fields: PERMIT NUMBER, TYPE, ISSUE DATE, FILING DATE, PERMIT CLASSES, TAX DISTRICT, RECEIPT NO.



MAILED 8-27-24 08/14/2024

RESPONSES MUST BE POSTMARKED NO LATER THAN.

9-26-24 JK 09/16/2024

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL WHETHER OR NOT THERE IS A REQUEST FOR A HEARING. REFER TO THIS NUMBER IN ALL INQUIRIES

A NEW 4888888-7100

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT THE HEARING BE HELD [ ] IN OUR COUNTY SEAT. [ ] IN COLUMBUS.

WE DO NOT REQUEST A HEARING. [ ]

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title)- [ ] Clerk of County Commissioner

(Date)

[ ] Clerk of City Council

[ ] Township Fiscal Officer

HAMILTON TOWNSHIP TRUSTEES
ATTN TOWNSHIP FISCAL OFFICER
7780 S SR48
MAINVILLE OHIO 45039



Dear Local Legislative Authority Official:

Please find enclosed the legislative notice that is being sent to you regarding the applied for liquor permit as captioned on the notice. You **must**, within 30 days from the “mailed” date listed on the notice under the bar code:

- Notify the Division whether you object and want a hearing; or
- Ask for your one-time only, 30-day extension.
  - Any requests for a one-time, 30-day extension will be reviewed by the Division upon timely receipt. If granted, your additional 30-days runs from the expiration of the original 30-day period.

To be considered **timely**, your above response **MUST** be faxed, emailed, or mailed to the Division no later than the postmark deadline date stated on the form. To speed up processing times and reduce paper, the Division respectfully asks that you either fax or email your response. Please send your response to:

**FAX:** (614) 644 – 3166

**EMAIL:** [Liquordocs@com.ohio.gov](mailto:Liquordocs@com.ohio.gov)

**MAIL:** Ohio Division of Liquor Control  
Attn: Licensing Unit  
6606 Tussing Road  
PO Box 4005  
Reynoldsburg, Ohio 43068-9005

To find out who has disclosed an ownership interest in the permit application to us you can:

- Visit [com.ohio.gov/liquorinfo](http://com.ohio.gov/liquorinfo). Select the “Search who has disclosed an ownership interest” tab. Where asked, enter the permit number listed on the legislative notice; or
- Contact your police department or county sheriff (if you are a township fiscal officer or county clerk). We also sent them detailed ownership information to review for any criminal background issues involving the disclosed persons.

We have resources for you at [com.ohio.gov/govhelp](http://com.ohio.gov/govhelp). Never miss out on when renewal objections are due! Sign-up for our emails at [com.ohio.gov/stayinformed](http://com.ohio.gov/stayinformed).

Thank you in advance for your cooperation,

Division Licensing Section

(rev. 12/29/2023)



**Office of Public Works  
9/18/2024 Trustee Meeting**

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The following motion is requested by the Board of Hamilton Township Trustees from the Public Works Department:

**Motion to approve the purchase of a cemetery deed as presented to the board.**

- Cemetery Deed –
  - Catherine Gochoel purchased Niche 55 & 56, in Maineville Addition, deed number 2024-10
  - Gary Farmer purchased Lot 156, grave (s) 7 & 8 in Maineville Addition, deed number 2024-11
  - Gary Farmer transferred Lot 168, grave (s) 3 & 4 in Maineville Addition to Lot 156, grave (s) 5 & 6

Budget Impact: N/A



# Deed For Cemetery Lot

Rev. Code, Sects. 517.07,14; 759.12,31

Deed Number: # 2024-10

## KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned Trustees of Hamilton Township, **Mark Sousa, Joe Rozzi, Darryl Cordrey**, in the County of **Warren** and State of Ohio, for and in consideration of the sum of **\$1,200.00Dollars**, to us paid by **Catherine Gochoel** Current Address: 16 Adams Rd Loveland, Oh 45140, the receipt whereof is hereby acknowledged, do hereby **GRANT, BARGAIN, SELL AND CONVEY** to the said:

**Catherine Gochoel**

and HIS/HER/THEIR heirs forever the following described lot or parcel of land in **Maineville Addition : Niche (s) 55 & 56** as described upon the plat of said Cemetery, on file in the office of the Administration of said TO HAVE AND TO HOLD the same to the said

**Catherine Gochoel**

and HIS/HER/THEIR heirs, to be used for the purposes of burial only, subject to the laws of this State regarding Cemeteries and the rules and regulations of the officers having control of said Cemetery.

In Witness Whereof, We have hereunto set our hands on this **18th** day of **September** A.D. **2024**

Signed and Acknowledged in presence of

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

in Warren County, Ohio.

**\*\* The State of Ohio, Warren County, ss.**

**Be It Remembered**, That on this **18th** day of **September** A.D. **2024** before me, the subscriber, a **Notary Public** in and for said County, personally came the above named Trustees of Hamilton Township in Warren County, State of Ohio, and as such officers, acknowledged the signed and sealing of the foregoing conveyance to be their voluntary act and deed, for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto subscribed my name, and affixed my official seal, on the day and year last aforesaid.

\_\_\_\_\_



# Deed For Cemetery Lot

Rev. Code, Sects. 517.07,.14; 759.12,31

Deed Number: # 2024-12

## KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned Trustees of Hamilton Township, Mark Sousa, Joe Rozzi, Darryl Cordrey, in the County of Warren and State of Ohio, for and in consideration of the sum of \$ 0.00Dollars, to us paid by Gary Farmer Current Address: 8792 St. Rt. 48 Loveland, Oh 45140 the receipt whereof is hereby acknowledged, do hereby **GRANT, BARGAIN, SELL AND CONVEY** to the said:

**Gary Farmer**

and HIS/HER/THEIR heirs forever the following described lot or parcel of land in **Maineville Addition : Lot: 156 Grave(s) 5 & 6** as described upon the plat of said Cemetery, on file in the office of the Administration of said TO HAVE AND TO HOLD the same to the said

**Gary Farmer**

and HIS/HER/THEIR heirs, to be used for the purposes of burial only, subject to the laws of this State regarding Cemeteries and the rules an regulations of the officers having control of said Cemetery.

In Witness Whereof, We have hereunto set our hands on this 18th day of Septmeber A.D. 2024

Signed and Acknowledged in presence of

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

in Warren County, Ohio.

\*\* The State of Ohio, Warren County, ss.

Be It Remembered, That on this 18th day of Septmeber A.D. 2024 before me, the subscriber, a **Notary Public** in and for said County, personally came the above named Trustees of Hamilton Township in Warren County, State of Ohio, and as such officers, acknowledged the signed and sealing of the foregoing conveyance to be their voluntary act and deed, for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto subscribed my name, and affixed my official seal, on the day and year last aforesaid.

\_\_\_\_\_

\*\*\* Revised \*\*\*

# Deed For Cemetery Lot

Rev. Code, Sects. 517.07,.14; 759.12,.31

*Deed Number: # 2024-11*

## KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned Trustees of Hamilton Township, Mark Sousa, Joe Rozzi, Darryl Cordrey, in the County of Warren and State of Ohio, for and in consideration of the sum of **\$ 2,400.00Dollars**, to us paid by Gary Farmer Current Address: 8792 St. Rt. 48 Loveland, Oh 45140 the receipt whereof is hereby acknowledged, do hereby **GRANT, BARGAIN, SELL AND CONVEY** to the said:

**Gary Farmer**

and HIS/HER/THEIR heirs forever the following described lot or parcel of land in **Maineville Addition : Lot: 156 Grave(s) 7 & 8** as described upon the plat of said Cemetery, on file in the office of the Administration of said TO HAVE AND TO HOLD the same to the said

**Gary Farmer**

and HIS/HER/THEIR heirs, to be used for the purposes of burial only, subject to the laws of this State regarding Cemeteries and the rules and regulations of the officers having control of said Cemetery.

**In Witness Whereof**, We have hereunto set our hands on this 18th day of Septmeber A.D. 2024

**Signed and Acknowledged in presence of**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

in Warren County, Ohio.

**\*\* The State of Ohio, Warren County, ss.**

**Be It Remembered**, That on this 18th day of Septmeber A.D. 2024 before me, the subscriber, a **Notary Public** in and for said County, personally came the above named Trustees of Hamilton Township in Warren County, State of Ohio, and as such officers, acknowledged the signed and sealing of the foregoing conveyance to be their voluntary act and deed, for the uses and purposes therein mentioned.

**In Testimony Whereof**, I have hereunto subscribed my name, and affixed my official seal, on the day and year last aforesaid.

\_\_\_\_\_





**Office of Public Works  
9/18/2024 Trustee Meeting**

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The following motion is requested by the Board of Hamilton Township Trustees from the Public Works Department:

**Motion to transfer deed, as presented to the board.**

- Cemetery Transfer Deed –
  - Donald & Wanda Crosley request to transfer Lot 79 grave (s) 1,2,5 & 6 to Steven James Crosley
  - Donald & Wanda Crosley request to transfer Lot 79 grave (s) 4 to Clinton Neil Crosley & Steven James Crosley

Budget Impact: N/A

# Deed For Cemetery Lot

Rev. Code, Sects. 517.07,14; 759.12,31

Deed Number. # 2024-13

## KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned Trustees of Hamilton Township, Mark Sousa, Joe Rozzi, Darryl Cordrey, in the County of Warren and State of Ohio, for and in consideration of the sum of \$ 0.00Dollars, to us paid by Steven James Crosley Current Address: 7872 Woody Hallow Dr. West Chester, Oh 45241, the receipt whereof is hereby acknowledged, do hereby **GRANT, BARGAIN, SELL AND CONVEY** to the said:

**Steven James Crosley**

and HIS/HER/THEIR heirs forever the following described lot or parcel of land in Maineville Addition : Lot: 79 Grave(s) 1,2,5 & 6 as described upon the plat of said Cemetery, on file in the office of the Administration of said TO HAVE AND TO HOLD the same to the said

**Steven James Crosley**

and HIS/HER/THEIR heirs, to be used for the purposes of burial only, subject to the laws of this State regarding Cemeteries and the rules and regulations of the officers having control of said Cemetery.

**In Witness Whereof**, We have hereunto set our hands on this 18th day of September A.D. 2024

**Signed and Acknowledged in presence of**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

in Warren County, Ohio.

**\*\* The State of Ohio, Warren County, ss.**

**Be It Remembered**, That on this 18th day of Septemver A.D. 2024 before me, the subscriber, a **Notary Public** in and for said County, personally came the above named Trustees of Hamilton Township in Warren County, State of Ohio, and as such officers, acknowledged the signed and sealing of the foregoing conveyance to be their voluntary act and deed, for the uses and purposes therein mentioned.

**In Testimony Whereof**, I have hereunto subscribed my name, and affixed my official seal, on the day and year last aforesaid.

**\*Transfer from Donald & Wanda Crosley to Steven James Crosley\***



# Deed For Cemetery Lot

Rev. Code, Sects. 517.07,.14; 759.12,31

Deed Number. # 2024-14

## KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned Trustees of Hamilton Township, Mark Sousa, Joe Rozzi, Darryl Cordrey, in the County of Warren and State of Ohio, for and in consideration of the sum of \$ 0.00Dollars, to us paid by Clinton Neil Crosley & Steven James Crosley Current Address: 14610 Zerrana Ct. Bonita Springs, FL 34135, the receipt whereof is hereby acknowledged, do hereby **GRANT, BARGAIN, SELL AND CONVEY** to the said:

**Clinton Neil & Steven James Crosley**

and HIS/HER/THEIR heirs forever the following described lot or parcel of land in Maineville Addition : Lot: 79 Grave(s) 4 as described upon the plat of said Cemetery, on file in the office of the Administration of said TO HAVE AND TO HOLD the same to the said

**Clinton Neil & Steven James Crosley**

and HIS/HER/THEIR heirs, to be used for the purposes of burial only, subject to the laws of this State regarding Cemeteries and the rules and regulations of the officers having control of said Cemetery.

In Witness Whereof, We have hereunto set our hands on this 18th day of September A.D. 2024

Signed and Acknowledged in presence of

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

in Warren County, Ohio.

\*\* The State of Ohio, Warren County, ss.

Be It Remembered, That on this 18th day of Septemver A.D. 2024 before me, the subscriber, a **Notary Public** in and for said County, personally came the above named Trustees of Hamilton Township in Warren County, State of Ohio, and as such officers, acknowledged the signed and sealing of the foregoing conveyance to be their voluntary act and deed, for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto subscribed my name, and affixed my official seal, on the day and year last aforesaid.

\*Transfer from Donald & Wanda Crosley to Clinton & Steven Crosley\*