



HAMILTON TOWNSHIP

HAMILTON TOWNSHIP ADMINISTRATION

Darryl Cordrey – Board Chair

Joe Rozzi – Trustee

Mark Sousa – Trustee

Kurt Weber- Fiscal Officer

7780 South State Route 48

Maineville, Ohio 45039

Phone: (513) 683-8520

Fax: (513) 683-4325

Township Administrator

Brent Centers

(513) 239-2372

Assistant Fiscal Officer

Ellen Horman

(513) 239-2377

Human Resources

Kellie Krieger

(513) 239-2384

Economic Development and Zoning

Alex Kraemer

(513) 683-8520

Community Development Coordinator

Nicole Earley

(513) 683-5320

Public Works

Kenny Hickey – Director

Phone: (513) 683-5360

Police Department

Scott Hughes – Police Chief

(513) 683-0538

Fire and Emergency Services

Brian Reese – Fire Chief

7684 South State Route 48

Maineville, Ohio 45039

(513) 683-1622

(513) 899-1967

TRUSTEE MEETING AGENDA 8/5/2020

6:30 PM

- Roll Call
- Pledge of Allegiance
- Approve of the Clerk's Journal and Accept the tapes as the Official Minutes of the July 15, 2020 Township Trustee Meeting
- Bills before the Board

Public Comments

Human Resources

- Roster Update
- Vacation Carryover
- Cemetery Deed

Public Hearing

- PUD Stage 1 Revised Site Plan for the Villages of Hopewell Valley Section E

New Business

- **Resolution 20-0805**: A Resolution authorizing and approving an increase in Township appropriations in the Fire and EMS Special Levy Fund to reconcile budgets for calendar year 2020.
- **Resolution 20-0805A**: A Resolution authorizing and approving an increase in Township appropriations in the Cemetery Fund to reconcile budgets for calendar year 2020.
- **Resolution 20-0805B**: A Resolution authorizing special assessments for artificial lighting in certain lighting districts.
- **Resolution 20-0805C**: A Resolution authorizing and approving an increase in Township appropriations in the Police District Fund to reconcile budgets for calendar year 2020.
- **Resolution 20-0805D**: A Resolution providing for and authorizing removal of junk cars, refuse and debris at 6135 and 6568 Winding Way in Hamilton Township, declaring a nuisance and declaring an Emergency.

Work Session

Fiscal Officer's Report

Administrator's Report

Trustee Comments

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.*



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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
7780 S. State Route 48, Maineville, Ohio 45039

Trustee Meeting protocol

August 3, 2020

Hamilton Township will be opening the Administrative building to public attendance at Trustee meetings with restrictions through August.

As attendance at these open meetings is discouraged, the Township will continue streaming the meetings live on Facebook and uploading the video recordings within 24 hours to the Township website.

If you plan to attend a public Trustee meeting, the following protocols will be in place:

- In-person attendance is requested for residents with specific items to address or present to the Board, as there will be limited seating available.
- Social distancing will be practiced with seating arrangements (6 feet).
- Face masks/covers are preferred.
- It is requested that Public Comments are submitted online prior to the meeting to bcenters@hamilton-township.org with the subject line: *Public Comments*. However, the opportunity for in-person Public Comments will be made available.
- Any meeting materials (including Agendas) will need to be brought from home as they will not be available for public distribution. Available at: <https://www.hamilton-township.org/meetings/>
- Gatherings before and after the meeting will be prohibited inside the building. Those who gather outside of the building are requested to practice social distancing as directed by Governor DeWine and the State Board of Health.

The safety and health of our staff and residents remain our top priority. We appreciate your willingness to adapt to these unconventional measures during this unprecedented time. Your Trustees are dedicated to bringing Hamilton Township back to normal in a safe and healthy manner and appreciate your patience.

Stay healthy,

Hamilton Township

Hamilton Township Trustees Meeting

July 15, 2020

Trustee Board Chairman, Darryl Cordrey, called the meeting to order at 6:30 pm. Mr. Cordrey, Mr. Rozzi, and Mr. Sousa were present.

The *Pledge of Allegiance* was recited by all.

Motion made by Mr. Cordrey with a second by Mr. Rozzi to approve of the clerk's journal and accept the tapes as the Official Meeting Minutes of the July 1, 2020 Trustee Meeting.

Roll call as follows:

Darryl Cordrey	Yes
Joe Rozzi	Yes
Mark Sousa	Yes

Motion made by Mr. Cordrey with a second by Mr. Rozzi to approve Payroll for pay cycle June 14, 2020 – June 27, 2020, Electronic Fund Transfer Direct Deposit Vouchers 1187040881 – 1187040961.

Roll call as follows:

Joe Rozzi	Yes
Mark Sousa	Yes
Darryl Cordrey	Yes

Motion made by Mr. Cordrey with a second by Mr. Rozzi to approve the withholding payments for payment cycle June 14, 2020 – June 27, 2020, checks numbered 32241454 - 32241476.

Roll call as follows:

Mark Sousa	Yes
Darryl Cordrey	Yes
Joe Rozzi	Yes

Motion made by Mr. Cordrey with a second by Mr. Rozzi to approve billing invoices for payment cycle July 6, 2020 – July 10, 2020, checks numbered 81685 - 81700.

Roll call as follows:

Darryl Cordrey	Yes
Mark Sousa	Yes
Joe Rozzi	Yes

Motion made by Mr. Cordrey with a second by Mr. Rozzi to approve billing invoices for payment cycle July 13, 2020 – July 17, 2020, checks numbered 81701 - 81741.

Roll call as follows:

Joe Rozzi	Yes
Mark Sousa	Yes
Darryl Cordrey	Yes

Public Comments

Mr. Cordrey opened the floor to public comments at 6:32pm.

Mr. Dan Phipps inquired how the Zoning Amendment for CBD Oil Establishments got started.

Mr. Yoder gave a brief summary explaining that this was initiated in December of 2019 by the Board of Trustees who placed a one year moratorium on any CBD establishments in Hamilton Township. From there the Zoning Commission held three meetings on the matter and sent their recommendations to the Trustees. Several work sessions were held during our public meetings and the Board is expected to vote on the Zoning Amendment tonight.

Mr. Cordrey closed the floor to public comments at 6:43 pm.

Human Resources

Mr. Hickey requested a motion to hire Mr. Josh Davis effective July 13, 2020 at \$12.00/hr for a Seasonal Parks position. This is a replacement for someone they recently lost in that position.

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

New Business

-Resolution 20-0715: Adopting Zoning Code Text Amendment for CBD Establishments

Mr. Cordrey explained that this Resolution will adopt the Zoning Code Text Amendment Creating Zoning and Land Use Regulations for CBD Establishments.

Mr. Sousa gave an outline of the amendment stating that CBD Establishments are defined as any retail store that maintains at least 30% of physical merchandise based on the products consisting of or infused with CBD or is the stores primary revenue source, there shall be a minimum of 500 feet between two CBD Establishments measured from one main entrance to another, no CBD Establishment shall be permitted within 500 feet of a school and any CBD Establishment proposed within 500 feet of a church, library, public playground or Township park shall be subject to a conditional use review; procedure and criteria provided by Township Zoning Code section 3.8, finally CBD Establishments proposed outside of 500 feet from a school church, playground or park are otherwise regulated above and shall only be permitted in B-1 and B-2 zoning districts.

Mr. Cordrey made a motion with a second from Mr. Rozzi to approve Resolution 20-0715.

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

-Resolution 20-0715A: Approving the Provision of Police Protection Services to the Village of Maineville, Ratifying the Contract previously executed by the Township Administrator on behalf of Hamilton Township, and declaring an Emergency

Mr. Yoder explained that Maineville had been exploring options to save money in the midst of personnel changes. The Township already provides support services to the Village of Maineville. The Village of Maineville is now paying the Township to provide 24/7 Police protection. This is only money coming in to the Township. The Ohio Revised Code actually does not require a Resolution in order to pass this especially since the Township is not paying money, but for planning purposes and to cover all aspects, a contract was executed and this Resolution will ratify that contract in the event anyone has questions or requests documentation giving authority to our Police Department to cover the Village of Maineville. This is a 10 year contract that is renewable with an additional 5 year term. Either party can also get out of the contract if finances change at change point as long as 180 days' notice is given.

Chief Hughes further elaborated that we have a very good working relationship with the Village of Maineville. We currently average a 47% response rate for their calls however we do not actively patrol the Village. Therefore the Elected Officials were looking at what it would take to incorporate the patrols instead of just responding.

Mr. Cordrey asked if we would be hiring another officer to fill the gap in Maineville so to speak.

Chief Hughes explained that the agreement is essentially set up to cover the cost of another officer. This allows us to fill our shifts. We have at least four officers on a shift and even though the Village is paying towards the cost of one officer, they are getting the presence of the full department such as our Full Time Chief, Full Time Clerk, Full Time Detective, etc.

Mr. Cordrey referenced that Cities and Villages have the ability to make a profit from speeding tickets through Mayor's Court; townships do not, how will this be handled moving forward?

Chief Hughes explained that they are dissolving their Mayor's Court as well so any citations that are issued inside the Village limits will be handled the way Hamilton Township officers do now and they will all go through Warren County.

Mr. Rozzi asked if we are acquiring vehicles and/or equipment from Maineville?

Chief Hughes explained that they do have a 2018 Ford Explorer that only has 17,000-18,000 miles on it. They currently owe about \$31,000 on it and are financing that at a 4% interest rate; LCNB can finance it to us at a 2% interest but for \$30,000 Chief Hughes would like to just purchase that car. We will turn it into one of our School Resource Officer's cars. Since it is silver there is an approximate \$8,000 cost to rewrap it to match our cars; we can do some neat things with it being silver and being an SRO car for under \$2,000. There is some equipment that we are finalizing but we do know that they have a few things we will acquire.

Mr. Sousa questioned if the Village would have a say on staffing to which Chief Hughes replied that they will not. Further discussion took place on the specs of the agreement which can be found inquired about at the Hamilton Township Administration offices.

Mr. Cordrey made a motion with a second from Mr. Rozzi to approve Resolution 20-0715A.

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

Mr. Hickey requested a motion to allow Police Chief, Scott Hughes, to post an additional Police Officer position within the next seven days, this posting will be advertised for 30 days.

Mr. Cordrey made a motion with a second from Mr. Rozzi to post an addition Police Officer position.

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

Fiscal Officer's Report

Mr. Weber explained that this report is for June 2020. We are currently 50% thru the year. Revenue to date is 55.6% of the budget which is \$6.74 million. Expenditures are at 46.3% which is \$6.23 million. We have a cash balance of \$11.69 million. We received our first draw from the County in April. In May we received our CAUV draw.

The gas tax is a small portion of our budget however it is down as an effect from COVID. The General fund is currently a little over a \$2 million balance. The gas fund is at approximately \$545k, Road and Bridge is a little over \$1.4 million, Police fund is a little over \$2.5 million, the permissive motor vehicle tax was slightly up compared to May at approximately \$501k, the Fire Department is at a little over a \$3 million balance, and the Road Levy Fund is at approximately \$445k.

Mr. Weber gave credit to Ms. Horman and staff for another clean audit. We received a letter from the Auditor stating that no modifications were necessary so congratulations for that work.

Administrator's Report

Mr. Hickey mentioned that resurfacing on Winding Way and Nunner was supposed to start however the asphalt plant was delayed so resurfacing will start in the next few days.

Mr. Cordrey mentioned the work on the Overbrook Bridge. Mr. Hickey commented that they are working on it and expecting a fall completion.

Trustee Comments

Mr. Rozzi commented on the activity in the Township over the 4th of July weekend.

Mr. Sousa commented on a few structure fires that have taken place over the last few weeks and gave kudos to the Fire Department for their diligent work. He also asked Chief Reese how everything is going at the new Fire Station.

Chief Reese stated that there is still a punch list that they are working on but overall it's going fairly well. He also commented on the Phase One inspection results from the old 76 on Foster-Maineville and expressed that no further action is necessary.

Mr. Cordrey thanked the Fire Department for their work he was able to observe at one of the fires. He also congratulated the staff on the wonderful work they did for the audit.

Adjournment

With no further business to discuss, Mr. Cordrey made a motion with a second from Mr. Rozzi to adjourn at 7:09 pm.

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

HAMILTON TOWNSHIP TRUSTEES MEETING

PUD Stage 1 Revised Site Plan

Villages of Hopewell Valley Section E

August 5, 2020 at 6:30PM

Zoning Code Recommendation – APPROVAL, subject to the following Conditions:

- **Compliance with the Hamilton Township Zoning Code, except for the modifications in the Villages of Hopewell Planned Unit Development Standards and Policies set forth in Resolution #96-414.**
- **Compliance with recommendations from Warren County Regional Planning Commission (RPC).**
- **Compliance with Zoning Commission recommendation for PUD Stage 2: obtain a letter of approval from the Little Miami School District regarding the proposed extension of the pathway providing access to the Junior High and High School.**

Owner: D.R. Horton-Indiana LLC

Applicant: D.R. Horton-Indiana LLC

Spokesperson: Chris McKinney

Location: Route 22 & 3

Size: 25.7 acres

Zoning: SR-1 Suburban Residence Zone

Request: PUD Stage 1 revised site plan approval for a residential development

History: The Village of Hopewell Valley PUD was originally approved in 1996. Section E of that original approval called for 200 future Multi-Family units. This new PUD Stage 1 is seeking to replace those Multi-Family units with 68 Single Family Patio Homes to be built by D.R. Horton.

Project Summary: The Owner and Applicant seek approval for major and minor modifications to a previously approved PUD Stage 1 site plan.

Project Description: The proposed PUD site plan modifications pertain to portions of a residential development commonly known as the Villages of Hopewell Valley. The original PUD Stage 1 site plan for the 140-acre development was approved by the Hamilton Township Board of Trustees in 1996 pursuant to Resolution #96-414.

The portion of the development which is the subject of the proposed major modification is identified as “Parcel E” on the site plan. Parcel E was initially reserved for future development of 200 multi-family units. The Applicant now proposes to develop 68 single-family residential units on the parcel, as depicted on page 4 of the Staff Report.

The minor modifications pertain to portions of the development identified as “Parcel A-1,” “Parcel B” and “Parcel C” on the site plan. The Applicant proposes modifying the site plan with respect to Parcel A-1 to extend a pedestrian pathway and make certain mounding adjustments, as depicted on page 5 of the Staff Report. The Applicant proposes modifying the site plan with respect to Parcel B by making further mounding adjustments, as depicted on page 5 of the Staff Report. The Applicant proposes modifying the site plan with respect to Parcel C by removing one residential lot from the subdivision, as depicted on page 5 of the Staff Report.

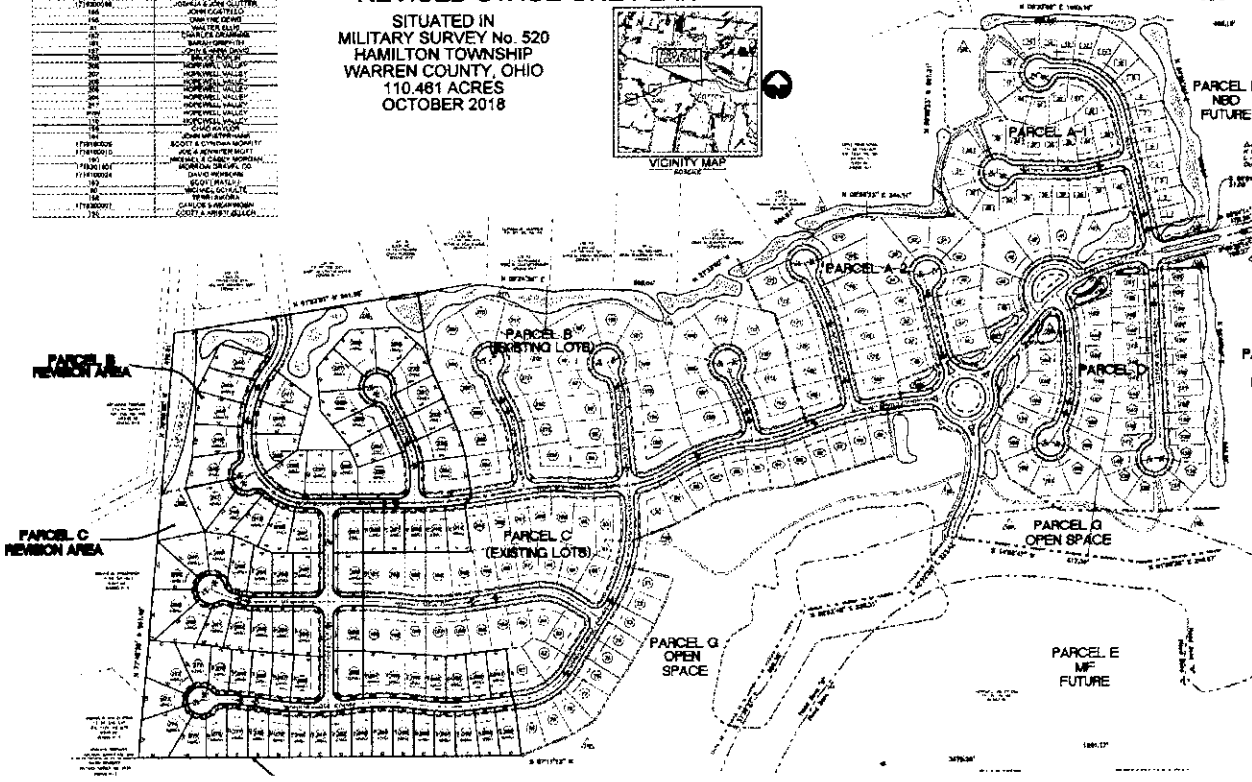
Site Aerial:



Approved PUD Site Plan:

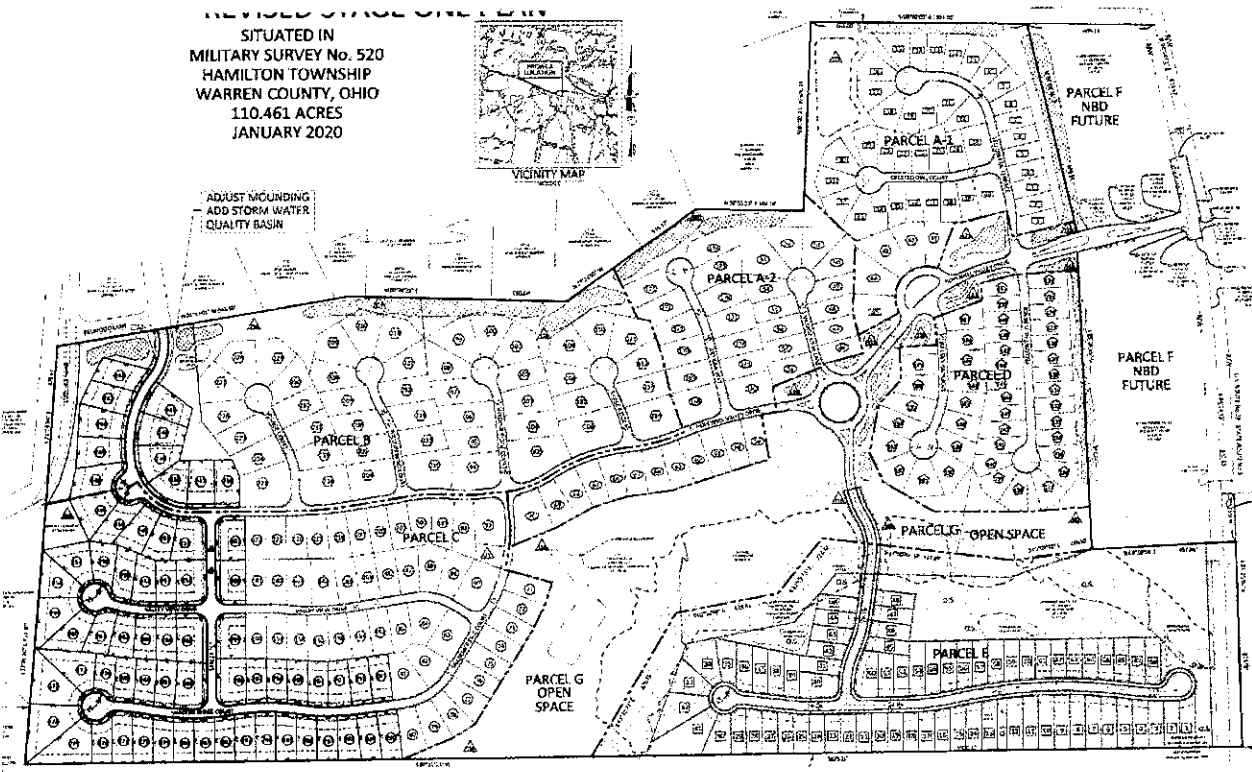
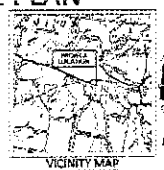
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17820003	JOHN W. DEWE
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SITUATED IN
MILITARY SURVEY No. 520
HAMILTON TOWNSHIP
WARREN COUNTY, OHIO
110.481 ACRES
OCTOBER 2018

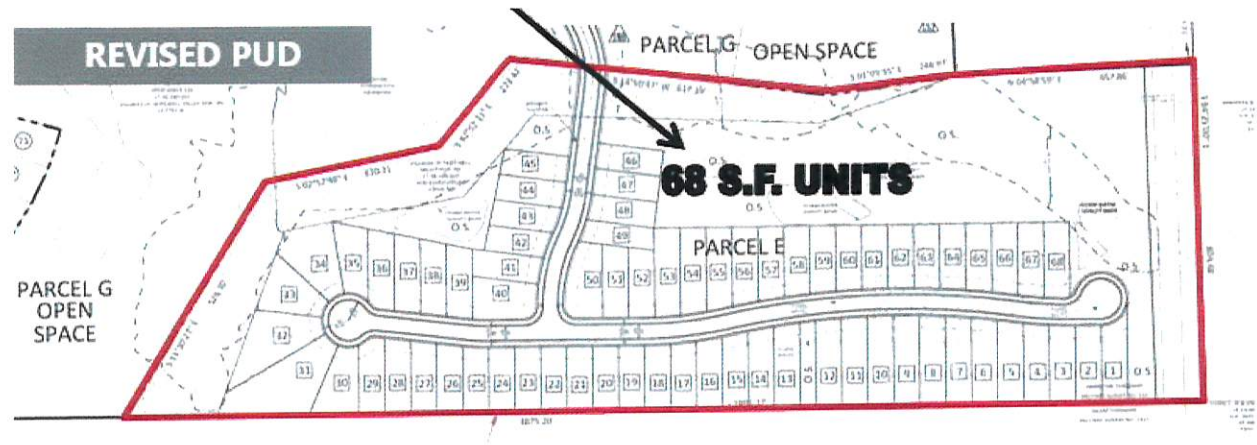
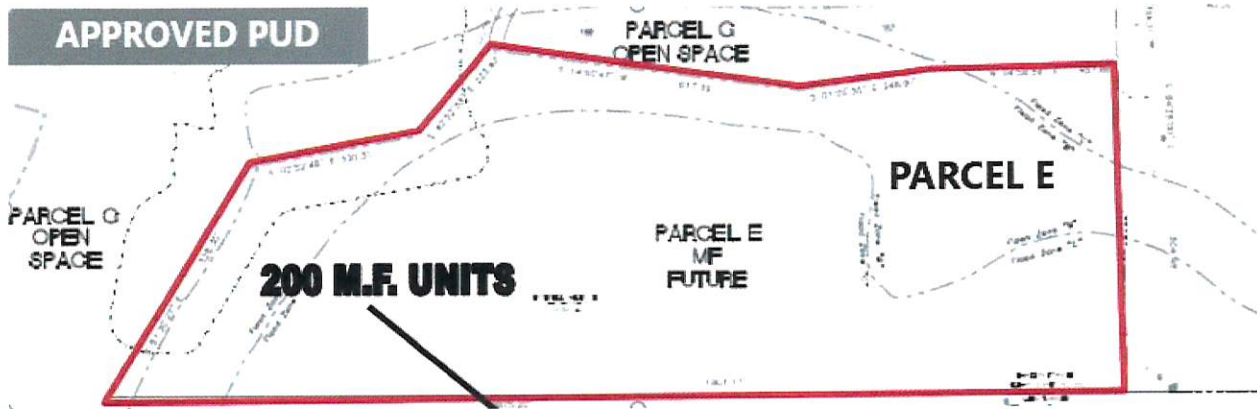


Revised PUD Site Plan:

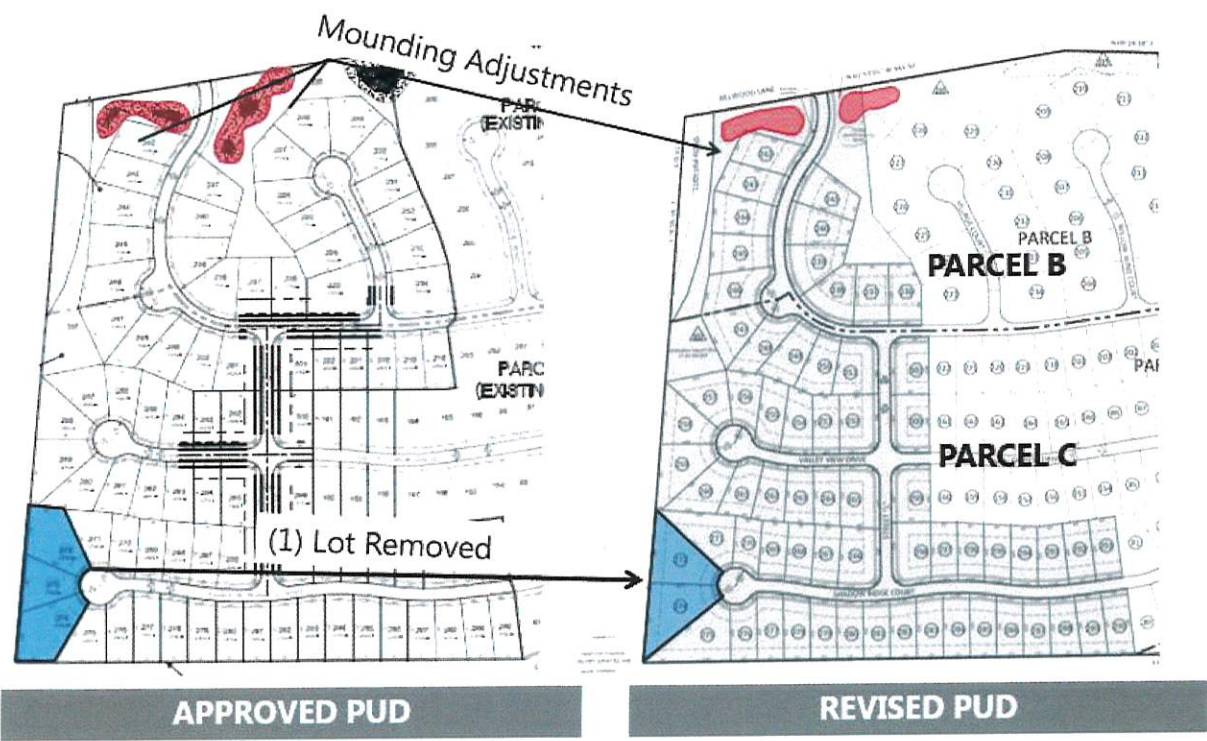
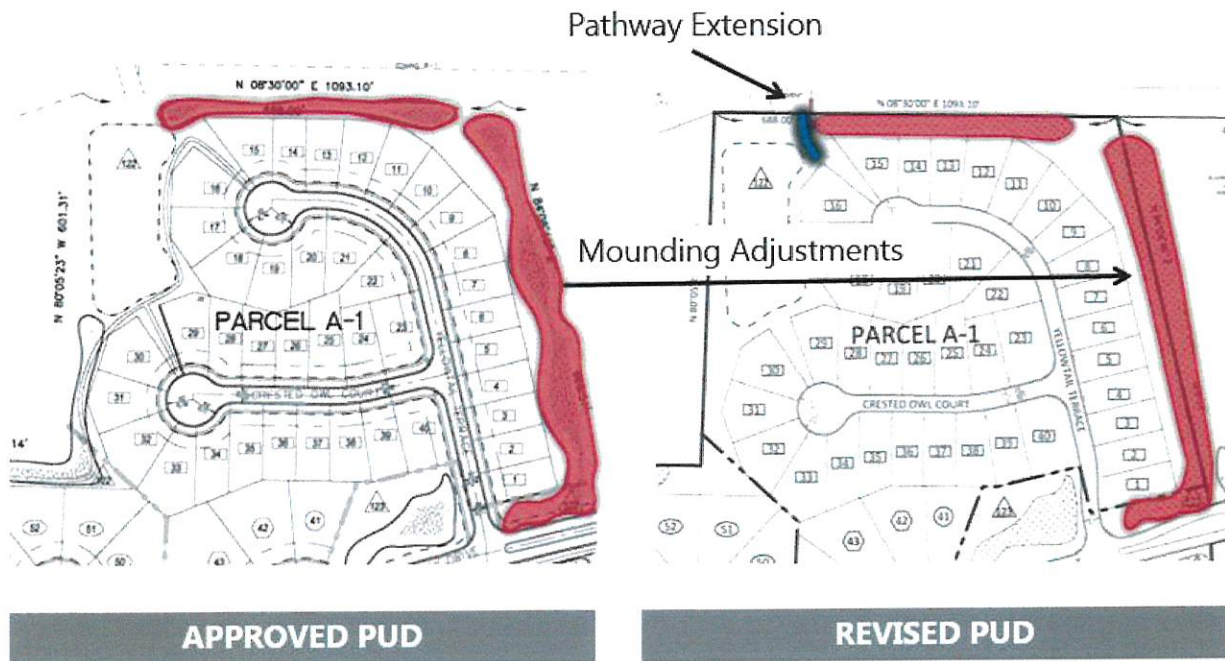
REVISOR CHANGE SHEET
SITUATED IN
MILITARY SURVEY No. 520
HAMILTON TOWNSHIP
WARREN COUNTY, OHIO
110.461 ACRES
JANUARY 2020



Proposed Major Modification:



Proposed Minor Modifications:



PUD Modification Review Procedure:

5.5.8. Modifications

- A.** Major modifications to an approved PUD sketch plan shall be processed in accordance with the procedures in [Section 5.5.4 Stage 1 – PUD Sketch Plan and Zone Map Amendment](#).
- B.** Modifications to an approved PUD preliminary site plan or PUD final site plan shall be considered in accordance with this section.
- C.** A request for a modification shall be submitted to the zoning inspector.
- D.** The board of trustees shall have the authority to determine if the proposed modification is a major modification or minor modification in accordance with this section. Such decision may be appealed to the BZA.

E. Major Modifications

- (1)** Major modifications to an approved PUD preliminary site plan or PUD final site plan shall include but not be limited to:
 - (a)** An increase in residential density;
 - (b)** An expansion in nonresidential floor area that exceeds 10 percent of the total floor area that was previously approved;
 - (c)** Changes to the PUD boundaries;
 - (d)** Changes in the amount (percentage of the total development) or location of different land uses; or
 - (e)** Changes to internal street patterns that alter the intersection points with existing streets.
- (2)** Major modifications shall be reviewed in accordance with the entire procedure set forth in [Section 5.5.5 Stage 2 – PUD Preliminary Site Plan](#).

F. Minor Modifications

Other amendments or modifications that are in compliance with the regulations of this code shall be classified as a minor modification and shall be reviewed and approved by the zoning inspector, except that the zoning inspector may elect to submit the minor modification to the zoning commission for review and a decision. Such review shall occur at a public meeting of the zoning commission and shall be subject to notice and fees as established by the board of township trustees and state law.

PUD Sketch Plan Review Criteria:

F. Review Criteria for PUD Sketch Plan

The following criteria shall be used in recommendations and decisions regarding the PUD sketch plan:

- (1) The PUD sketch plan is consistent with the intent and purposes of the zoning code to promote public health, safety, morals, community stability and the general welfare of Hamilton Township.
- (2) The PUD sketch plan is consistent with the Hamilton Township Land Use Plan and Warren County Thoroughfare Plan.
- (3) The uses proposed will not be detrimental to the present surrounding uses or to the uses authorized under the zoning code for the surrounding real estate, and will be harmoniously related to the surrounding area.
- (4) The PUD sketch plan provides adequate safeguards to protect the general public, owners, and occupants of nearby real estate from nuisances, noise, air pollution, water pollution, soil pollution, visual blight or any other environmental contamination.
- (5) The uses proposed will not be detrimental to existing and potential future surrounding uses and will be harmoniously related to the surrounding area.
- (6) The internal streets and primary and secondary roads that are proposed shall properly interconnect with the surrounding existing primary and secondary road network as designated on the Warren County Official Thoroughfare Plan. A traffic impact study may be required by the township, and the zoning commission and trustees shall coordinate cross access easements or stubbed streets to all adjacent parcels as needed to facilitate better traffic flow between individual developments in conjunction with the Warren County Engineer's Office.
- (7) The minimum common open space areas have been designated in accordance with the provisions of this chapter. The PUD sketch plan shall provide for the preservation of as many trees as practicable.
- (8) The PUD sketch plan may vary from the requirements of the zoning code upon approval by the board of township trustees of the sketch plan.

RPC Recommendation – APPROVAL with the following conditions:

- The development shall comply with the Warren County Subdivision Regulations and the Hamilton Township Zoning code, except for the modifications in the Villages of Hopewell Planned Unit Development Standards and Policies set forth in Resolution #96-414.
- Hamilton Township shall revise Resolution #96-414 to include the modified Planned Unit Development Standards.
- The developer shall utilize U.S. 22/3 as access for construction vehicle traffic.
- At the time of PUD Stage 2 submittal, the Applicant shall illustrate what lots are impacted by the 1% chance floodplain.

Zoning Commission Recommendation – APPROVAL subject to the following conditions:

- Compliance with the Hamilton Township Zoning Code, except for the modifications in the Villages of Hopewell Planned Unit Development Standards and Policies set forth in Resolution #96-414.
- Compliance with recommendations from Warren County Regional Planning Commission (RPC).
- Compliance with Zoning Commission recommendation for PUD Stage 2: obtain a letter of approval from the Little Miami School District regarding the proposed extension of the pathway providing access to the Junior High and High School.

LEGISLATIVE COVER MEMORANDUM

Introduction: August 5, 2020

Effective Date: Next available date after passage

Agenda Item: **Resolution 20-0805**
A Resolution authorizing and approving an increase in Township appropriations in the Fire and EMS Special Levy Fund to reconcile budgets for calendar year 2020.

Submitted By: Kenny Hickey

Scope / Description: This appropriation will be the Township portion of the purchase for the new Fire Engine. The remainder will be paid by our insurance company (OTARMA).

Budget Impact: \$143,305.47

Vote Required for Passage: 2 of 3

The Board of Trustees of Hamilton Township, County of Warren, Ohio, met at a regular session at 6:30 p.m. on August 5, 2020, at Hamilton Township, Warren County, Ohio, with the following Trustees present:

Darryl Cordrey - Trustee, *Chair*
Joe Rozzi – Trustee
Mark Sousa – Trustee

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

**HAMILTON TOWNSHIP, WARREN COUNTY OHIO
RESOLUTION NUMBER 20-0805**

**A RESOLUTION AUTHORIZING AND APPROVING AN INCREASE IN TOWNSHIP
APPROPRIATIONS IN THE FIRE AND EMS SPECIAL LEVY FUND TO RECONCILE
BUDGETS FOR CALENDAR YEAR 2020**

WHEREAS, the Board of Township Trustees wishes to authorize and approve an increase in appropriations in order reconcile budgets and appropriations for calendar year 2020;

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

SECTION 1. The Fiscal Officer is hereby authorized and directed to increase the appropriations for the Fire and EMS Special Levy Fund Line Item 2283-760-750-0000, Motor Vehicles Fund in the amount of \$143,305.47 for a total amount of \$143,305.47.

SECTION 2. The Fiscal Officer is hereby authorized and directed to approve a Blanket Certificate in the amount listed 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:

Darryl Cordrey –	Aye _____	Nay _____
Joe Rozzi –	Aye _____	Nay _____
Mark Sousa –	Aye _____	Nay _____

Resolution adopted this 5th day of August 2020.

Attest:

Kurt E. Weber, *Fiscal Officer*

Approved as to form:

Benjamin J. Yoder, *Law Director*

I, Kurt E. Weber., 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 August 5, 2020.

Date: _____

Kurt E. Weber, *Fiscal Officer*

LEGISLATIVE COVER MEMORANDUM

Introduction: August 5, 2020

Effective Date: Next available date after passage

Agenda Item: **Resolution 20-0805A**
A Resolution authorizing and approving an increase in Township appropriations in the Cemetery Fund to reconcile budgets for calendar year 2020.

Submitted By: Kenny Hickey

Scope / Description: This appropriation is for the mowing of the cemeteries. This will maintain the mowing for the remainder of the 2020 mowing season.

Budget Impact: \$13,400.00

Vote Required for Passage: 2 of 3

The Board of Trustees of Hamilton Township, County of Warren, Ohio, met at a regular session at 6:30 p.m. on August 5, 2020, at Hamilton Township, Warren County, Ohio, with the following Trustees present:

Darryl Cordrey - Trustee, *Chair*
Joe Rozzi – Trustee
Mark Sousa – Trustee

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

**HAMILTON TOWNSHIP, WARREN COUNTY OHIO
RESOLUTION NUMBER 20-0805A**

**A RESOLUTION AUTHORIZING AND APPROVING AN INCREASE IN TOWNSHIP
APPROPRIATIONS IN THE CEMETERY FUND TO RECONCILE BUDGETS FOR
CALENDAR YEAR 2020**

WHEREAS, the Board of Township Trustees wishes to authorize and approve an increase in appropriations in order reconcile budgets and appropriations for calendar year 2020;

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

SECTION 1. The Fiscal Officer is hereby authorized and directed to increase the appropriations for the Cemetery Fund Line Item 2041-410-300-0000, Purchase Service in the amount of \$13,400.00 for a total amount of \$41,400.00.

SECTION 2. The Fiscal Officer is hereby authorized and directed to approve a Blanket Certificate in the amount listed 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:

Darryl Cordrey –	Aye _____	Nay _____
Joe Rozzi –	Aye _____	Nay _____
Mark Sousa –	Aye _____	Nay _____

Resolution adopted this 5th day of August 2020.

Attest:

Kurt E. Weber, *Fiscal Officer*

Approved as to form:

Benjamin J. Yoder, *Law Director*

I, Kurt E. Weber., 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 August 5, 2020.

Date: _____

Kurt E. Weber, *Fiscal Officer*

LEGISLATIVE COVER MEMORANDUM

Introduction: August 5, 2020

Effective Date: Next available date after passage

Agenda Item: **Resolution 20-0805B**
A Resolution authorizing special assessments for artificial lighting in certain lighting districts.

Submitted By: Kenny Hickey

Scope / Description: This appropriation is for the assessment for certain lighting districts that have been initiated for the end of 2020 tax year and collected in the calendar year of 2021.

Budget Impact: \$369,265.10

Vote Required for Passage: 2 of 3

The Board of Township Trustees of Hamilton Township, County of Warren, Ohio, met at a regular session at 6:30 p.m. on August 08, 2020, at Hamilton Township, Warren County, Ohio, with the following Trustees present:

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

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

**HAMILTON TOWNSHIP, WARREN COUNTY OHIO
RESOLUTION NUMBER 20-0805B**

**A RESOLUTION AUTHORIZING SPECIAL ASSESSMENTS FOR ARTIFICIAL
LIGHTING IN CERTAIN LIGHTING DISTRICTS**

WHEREAS, the Board of Township Trustees of Hamilton Township, Warren County, Ohio desires to pass a Resolution for Special Assessments for artificial lighting in certain lighting districts for a period of one (1) years;

WHEREAS, the assessments for certain lighting districts have been initiated for the end of 2020 tax year and collected in the calendar year of 2021; and

WHEREAS, Section 505.08 of the Ohio Revised Code provides that the expenses for maintaining the lighting district shall be paid from a fund raised by Special Assessments against lots and lands in the each lighting district:

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

SECTION 1. The Board hereby levies the Special Assessments specified as listed in the attached “Exhibit A” for a one (1) year period to be collected in calendar year 2021.

SECTION 2. 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:

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

Resolution adopted this 5th day of August 2020.

Attest:

Kurt Weber, *Fiscal Officer*

Approved as to form:

Benjamin J. Yoder, *Law Director*

I, Kurt Weber, 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 August 5, 2020.

Date: _____

Kurt Weber, *Fiscal Officer*

TY 2021 EXHIBIT A

Subdivisions	Total Lots	Each	Total Amount
Adena Miami Bluffs	273	\$26.88	\$7,338.24
Autumn Run	46	\$125.41	\$5,768.86
Bear Run Crossing & Bear Run Farm	155	\$42.95	\$6,657.25
Bishop Bend	30	\$101.00	\$3,030.00
Butterfield Park	224	\$21.98	\$4,923.52
Canterbury	65	\$42.16	\$2,740.40
Crane Meadows	9	\$23.67	\$213.03
Cross Creek	82	\$36.06	\$2,956.92
Eagles Pointe	79	\$31.79	\$2,511.41
Estates of Bellwood	16	\$58.63	\$938.08
Fosters Court	31	\$119.66	\$3,709.46
Fosters Pointe	301	\$46.56	\$14,014.56
Fosters Run	115	\$57.54	\$6,617.10
French Court	8	\$148.61	\$1,188.88
Grandin Ridge	36	\$65.86	\$2,370.96
Hampton Glen	30	\$27.44	\$823.20
Heritage at Miami Bluffs	363	\$20.28	\$7,361.64
Hildebrandt Circle	22	\$14.61	\$321.42
Village of Hopewell Valley	219	\$56.04	\$12,272.76
Indian Lake ***	208	\$18.83	\$3,916.64
Indian Lake Reserves & Point ***	167	\$18.83	\$3,144.61
Kings Court	22	\$37.84	\$832.48
Lake Diane Estates	9	\$266.45	\$2,398.05
Lakeside Park	38	\$16.74	\$636.12
Landings at Willow Pond & Willow Grove	307	\$25.42	\$7,803.94
Lanes End	11	\$144.93	\$1,594.23
Laurel Glen	38	\$128.15	\$4,869.70
Liberty Springs	118	\$16.28	\$1,921.04
Melrose	55	\$27.47	\$1,510.85
Miami Bluffs	371	\$116.29	\$43,143.59
Michel's Farm	297	\$17.44	\$5,179.68
North View Hts (Sunny Lane)	17	\$70.60	\$1,200.20
Providence	261	\$42.51	\$11,095.11
Regency Park **	656	\$45.39	\$29,775.84
Regency Park Estates **	92	\$45.39	\$4,175.88
Regency Park Hawthorne **	101	\$45.39	\$4,584.39
Rivers Bend Golf Club *	247	\$187.62	\$46,342.14
Creekside at Rivers Bend *	40	\$187.62	\$7,504.80
Rivercrest	211	\$13.47	\$2,842.17
Saddlebrook	172	\$31.17	\$5,361.24
Shepherds Run	52	\$32.01	\$1,664.52
Sunrise Landing & Sunrise Lake	255	\$23.09	\$5,887.95
Turning Leaf	202	\$29.60	\$5,979.20
Twenty One Oaks	37	\$34.21	\$1,265.77
Village on the Green	395	\$45.18	\$17,846.10

Villages of Classicway	218	\$96.53	\$21,043.54
Vineyards	89	\$71.76	\$6,386.64
Walkers Run	23	\$54.92	\$1,263.16
Wedgewood	538	\$46.77	\$25,162.26
Wellington Estates	41	\$17.76	\$728.16
Wethersfield	153	\$19.22	\$2,940.66
Fairways at Rivers Glen S.Lebanon	65	\$53.95	\$3,506.75
Sunrise Ridge HOA is responsible			
Total	7610		\$369,265.10

* together

LEGISLATIVE COVER MEMORANDUM

Introduction: August 5, 2020

Effective Date: Next available date after passage

Agenda Item: **Resolution 20-0805C**
A Resolution authorizing and approving an increase in Township appropriations in the Police District Fund to reconcile budgets for calendar year 2020.

Submitted By: Kenny Hickey

Scope / Description: This appropriation is for the purchase of the 2018 Ford Explorer from the Village of Maineville to be used as the School Resource Vehicle.

Budget Impact: \$31,200.00

Vote Required for Passage: 2 of 3

The Board of Trustees of Hamilton Township, County of Warren, Ohio, met at a regular session at 6:30 p.m. on August 5, 2020, at Hamilton Township, Warren County, Ohio, with the following Trustees present:

Darryl Cordrey - Trustee, *Chair*
Joe Rozzi – Trustee
Mark Sousa – Trustee

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

**HAMILTON TOWNSHIP, WARREN COUNTY OHIO
RESOLUTION NUMBER 20-0805C**

**A RESOLUTION AUTHORIZING AND APPROVING AN INCREASE IN TOWNSHIP
APPROPRIATIONS IN THE POLICE DISTRICT FUND TO RECONCILE BUDGETS
FOR CALENDAR YEAR 2020**

WHEREAS, the Board of Township Trustees wishes to authorize and approve an increase in appropriations in order reconcile budgets and appropriations for calendar year 2020;

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

SECTION 1. The Fiscal Officer is hereby authorized and directed to increase the appropriations for the Police District Fund Line Item 2081-210-750-0000, Motor Vehicles in the amount of \$31,200.00 for a total amount of \$31,200.00.

SECTION 2. The Fiscal Officer is hereby authorized and directed to approve a Blanket Certificate in the amount listed 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:

Darryl Cordrey –	Aye _____	Nay _____
Joe Rozzi –	Aye _____	Nay _____
Mark Sousa –	Aye _____	Nay _____

Resolution adopted this 5th day of August 2020.

Attest:

Kurt E. Weber, *Fiscal Officer*

Approved as to form:

Benjamin J. Yoder, *Law Director*

I, Kurt E. Weber., 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 August 5, 2020.

Date: _____

Kurt E. Weber, *Fiscal Officer*

LEGISLATIVE COVER MEMORANDUM

Introduction: August 5, 2020

Effective Date: Next available date after passage

Agenda Item: **Resolution 20-0805D**
A Resolution providing for and authorizing removal of junk cars, refuse and debris from private property in the unincorporated portions of the Township, declaring a nuisance and declaring an Emergency.

Submitted By: Alex Kraemer

Scope / Description: This Resolution is for the removal of junk cars, refuse, and debris from private property at the addresses of 10330 and 10341 Elizabeth Street Goshen, Ohio 45122, and 6135 and 6568 Winding Way Maineville, Ohio 45039.

Budget Impact: \$0

Vote Required for Passage: 2 of 3

The Board of Trustees of Hamilton Township, County of Warren, Ohio, met at a regular session at 6:30PM on August 5, 2020 at Hamilton Township, Warren County, Ohio, with the following Trustees present:

Darryl Cordrey, Trustee, *Chair*
Joseph Rozzi– Trustee
Mark Sousa – Trustee

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

HAMILTON TOWNSHIP, WARREN COUNTY OHIO

RESOLUTION NUMBER 20-0805D

A RESOLUTION PROVIDING FOR AND AUTHORIZING REMOVAL OF JUNK CARS, REFUSE AND DEBRIS FROM PRIVATE PROPERTY IN THE UNINCORPORATED PORTIONS OF THE TOWNSHIP, DECLARING A NUISANCE AND DECLARING AN EMERGENCY

WHEREAS, Ohio Revised Code §505.87 provides that a Board of Township Trustees may provide for the abatement and control over the removal of vegetation, garbage, refuse, and other debris from land located in the Township; and

WHEREAS, Ohio Revised Code §505.871 provides that a Board of Township Trustees may provide for the abatement and control over the removal of junk motor vehicles from land located in the Township; and

WHEREAS, the Board of Township Trustees of Hamilton Township has determined that the continuing maintenance of junk cars, garbage, refuse, and other debris on the following properties in Hamilton Township is a nuisance:

- 10330 Elizabeth Street, Goshen, OH 45122
- 10341 Elizabeth Street, Goshen, OH 45122
- 6135 Winding Way, Maineville, OH 45039
- 6568 Winding Way, Maineville, OH 45039

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

Section 1. That the junk cars, garbage, refuse and other debris located on the following properties in Hamilton Township is hereby declared to be a nuisance;

- 10330 Elizabeth Street, Goshen, OH 45122
- 10341 Elizabeth Street, Goshen, OH 45122
- 6135 Winding Way, Maineville, OH 45039
- 6568 Winding Way, Maineville, OH 45039

Section 2. Pursuant to O.R.C. §505.87, the owners and lien holders of record for the properties shall be properly notified of this action and given seven days to abate the nuisances;

Section 3. In the event the nuisance is not abated within the time period allowed, the Economic Development and Zoning Department of the Township is hereby directed to cause the removal of the junk cars, garbage, refuse and other debris at the following properties in Hamilton Township:

- 10330 Elizabeth Street, Goshen, OH 45122
- 10341 Elizabeth Street, Goshen, OH 45122
- 6135 Winding Way, Maineville, OH 45039
- 6568 Winding Way, Maineville, OH 45039

Section 4. The owners of the following properties in Hamilton Township shall be billed for such services and the Fiscal Officer of the Township is directed to place a special assessment on the real estate tax bill of the property if payment is not made within thirty days.

- 10330 Elizabeth Street, Goshen, OH 45122
- 10341 Elizabeth Street, Goshen, OH 45122
- 6135 Winding Way, Maineville, OH 45039
- 6568 Winding Way, Maineville, OH 45039

Section 5. The Trustees of Hamilton Township upon majority vote do hereby authorize the adoption of this resolution upon its first reading.

Section 6. This Resolution is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, and welfare of the Township. The reason for the emergency is to provide for safe and habitable properties in the township.

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

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

Resolution adopted this 5th day of August 2020.

Attest:

Kurt E. Weber, *Fiscal Officer*

Approved as to form:

Benjamin J. Yoder, *Law Director*

I, Kurt Weber, 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 August 5, 2020.

Date: _____

Kurt E. Weber, Fiscal Officer



Notice of Junk & Debris Constituting a Nuisance

June 15, 2020

Jerry & Terry Perry
10330 Elizabeth St
Goshen, OH 45122

Re: Debris and Refuse at 10330 Elizabeth St. Causing a Public Nuisance

Dear Mr. Davis:

You are hereby advised that your property located at 10330 Elizabeth Street, Goshen, OH 45122 is in violation of the Hamilton Township Zoning Code:

Section 4.2.3. General Property Maintenance Requirements- B. Yards:

*(1) All yards and lots shall be kept free of overgrown grasses, **debris, junk, junk vehicles, and other materials that may cause a fire, health, or safety hazard, or general unsightliness.***

There is a large amount of debris and junk items littered on your property, especially in the Front Yard that have been located on the property for several weeks (photos included). This debris is causing a fire, health and safety hazard as well as general unsightliness in the neighborhood. Please bring your property into compliance by removing said debris and junk items by Monday June 29, 2020. If this is not corrected, the Board of Trustees may declare your property a nuisance, order the property cleared and dispose of the materials, and bill you for the service. Failure to pay the bill will result in a lien for the amount of the service placed on your property.

Per *Ohio Revised Code Section 505.87 Abatement, control, or removal of vegetation, garbage, refuse, and other debris:*

(2) If that vegetation, garbage, refuse, or other debris is not abated, controlled, or removed, or if provision for its abatement, control, or removal is not made, within seven days, the board shall provide for the abatement, control, or removal, and any expenses incurred by the board in performing that task shall be entered upon the tax duplicate and become a lien upon the land from the date of entry.

Questions or extenuating circumstances regarding this notice may be referred to my attention at the address and phone below.

Respectfully,

Alexander Kraemer
Director of Economic Development & Zoning

June 2020



June 2020



July 31, 2020



July 31, 2020



July 31, 2020





Notice of Junk & Debris Constituting a Nuisance

June 15, 2020

Mr. Bruce Davis
10341 Elizabeth St.
Goshen, OH 45122

Re: Debris and Refuse at 10341 Elizabeth St. Causing a Public Nuisance

Dear Mr. Davis:

You are hereby advised that your property located at 10341 Elizabeth Street, Goshen, OH 45122 is in violation of the Hamilton Township Zoning Code:

Section 4.2.3. General Property Maintenance Requirements- B. Yards:

*(1) All yards and lots shall be kept free of overgrown grasses, **debris, junk, junk vehicles, and other materials that may cause a fire, health, or safety hazard, or general unsightliness.***

There is a large amount of debris and junk items littered on your property, especially in the Left Side Yard and in the bed of a truck that have been located on the property for several weeks (photos included). This debris is causing a fire, health and safety hazard as well as general unsightliness in the neighborhood. Please bring your property into compliance by removing said debris and junk items by Monday June 29, 2020. If this is not corrected, the Board of Trustees may declare your property a nuisance, order the property cleared and dispose of the materials, and bill you for the service. Failure to pay the bill will result in a lien for the amount of the service placed on your property.

Per *Ohio Revised Code Section 505.87 Abatement, control, or removal of vegetation, garbage, refuse, and other debris:*

(2) If that vegetation, garbage, refuse, or other debris is not abated, controlled, or removed, or if provision for its abatement, control, or removal is not made, within seven days, the board shall provide for the abatement, control, or removal, and any expenses incurred by the board in performing that task shall be entered upon the tax duplicate and become a lien upon the land from the date of entry.

Questions or extenuating circumstances regarding this notice may be referred to my attention at the address and phone below.

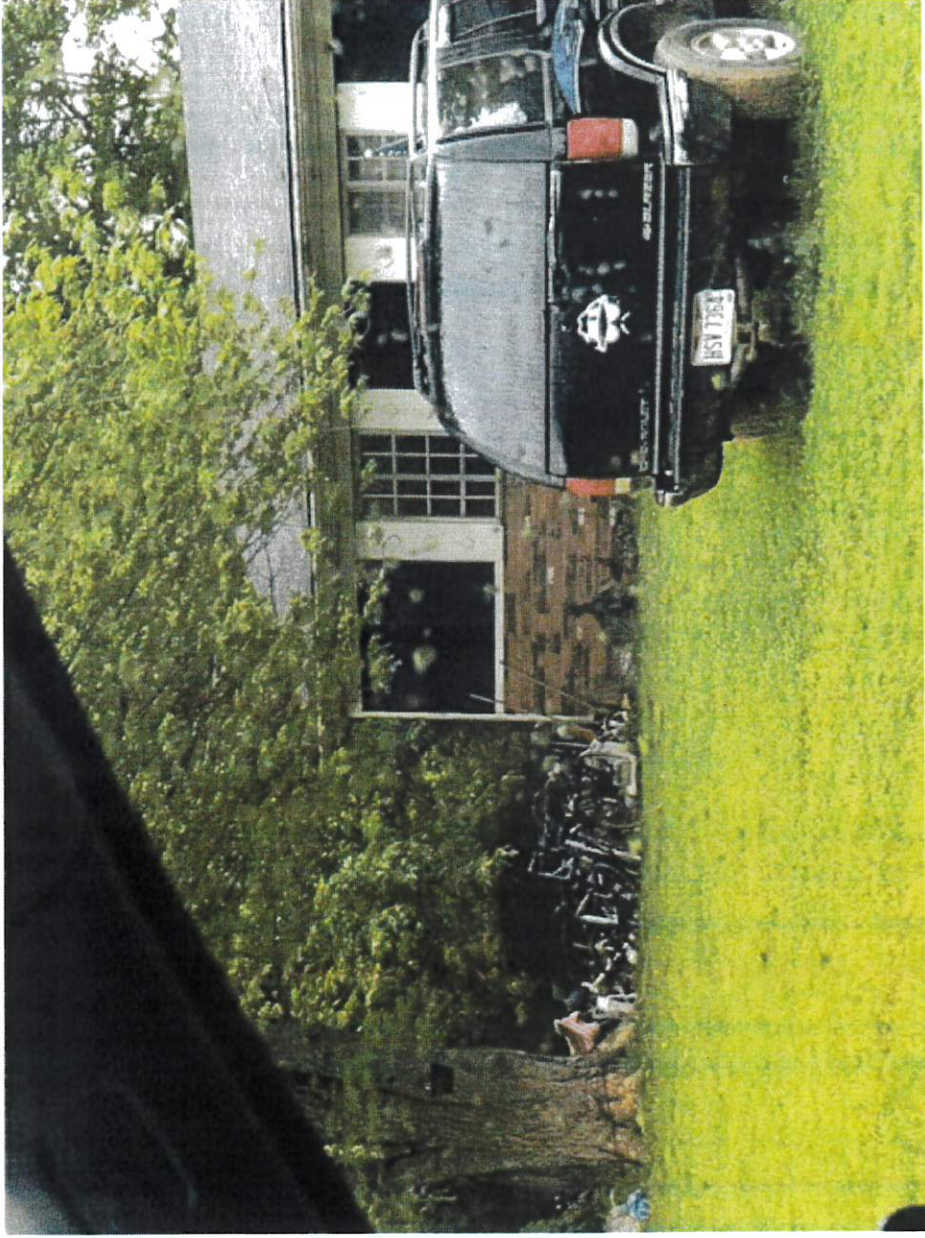
Respectfully,

Alexander Kraemer
Director of Economic Development & Zoning

June 2020



June 2020



July 31, 2020



July 31, 2020





NOTICE OF JUNK VEHICLES CONSTITUTING A NUISANCE

June 15, 2020

Dorothy & David Hall
6135 Winding Way
Maineville, OH 45039

RE: Junk Vehicles Nuisance at 6135 Winding Way

Dear Dorothy & David Hall:

As the owners of 6135 Winding Way Drive, Maineville, OH 45039, this letter serves as notice that staff has observed junk vehicles constituting a nuisance located on the property (see attached photo). These vehicles are not permitted to be parked in the yard and appear to be junk vehicles as defined by Ohio Revised Code section 505.173.

Junk vehicles are also prohibited by the Hamilton Township Zoning Code:

4.2.3. General Property Maintenance Requirements - B. Yards

*(1) All yards and lots shall be kept free of overgrown grasses, debris, junk, **junk vehicles**, and other materials that may cause a fire, health, or safety hazard, or general unsightliness.*

Therefore, we ask that you come into compliance with the Hamilton Township Zoning Code junk vehicle and parking requirements by Monday June 29, 2020 (within the 14-day time period granted to you in the Ohio Revised Code, Section 505.871). If action is not taken by that time, the Hamilton Township Board of Trustees will provide notice via certified mail and remove the vehicles at your expense.

If you have any questions please feel free to contact the Hamilton Township Zoning Department at (513) 683-8520.

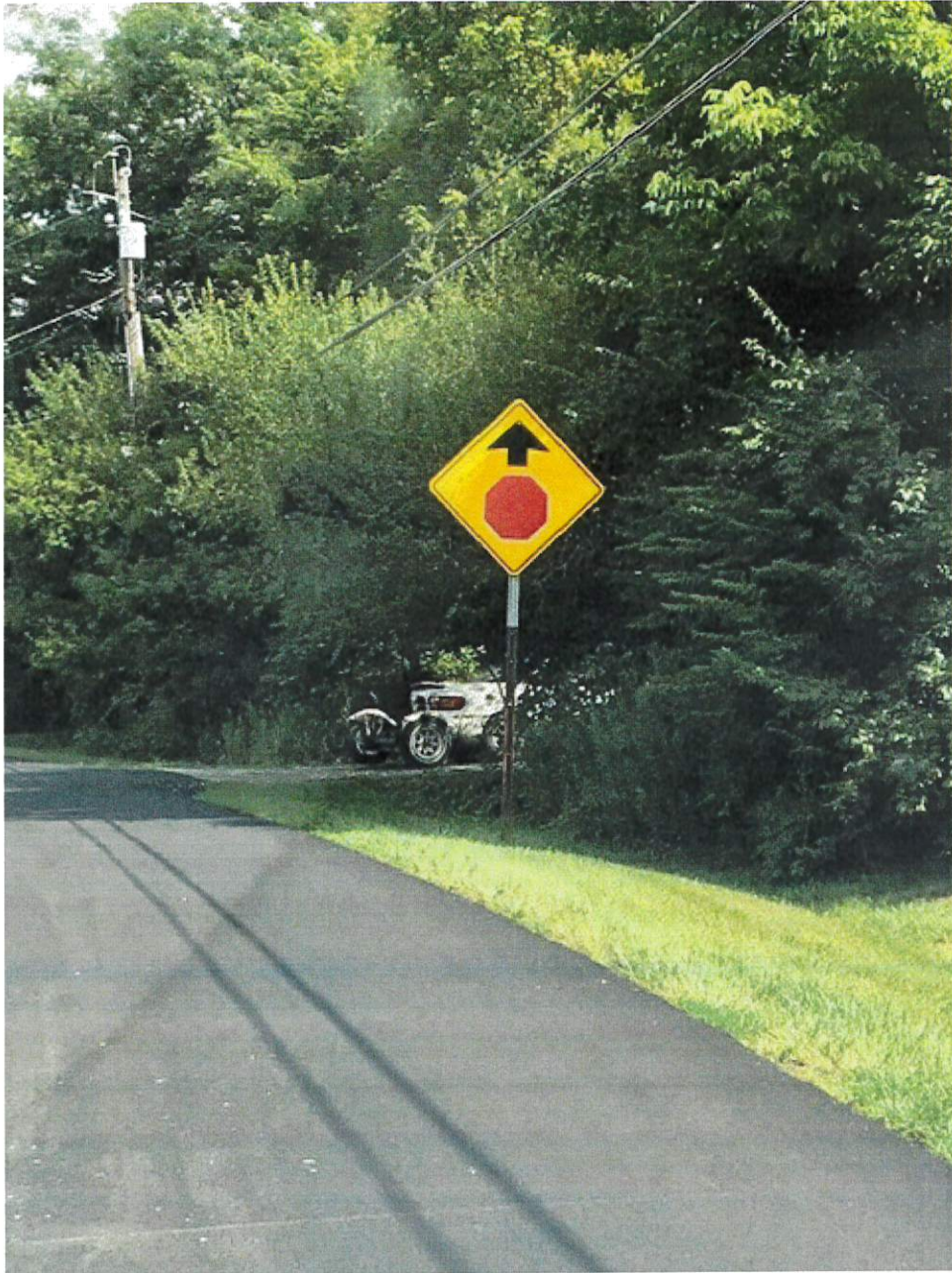
Respectfully,

Alexander Kraemer
Director of Economic Development & Zoning

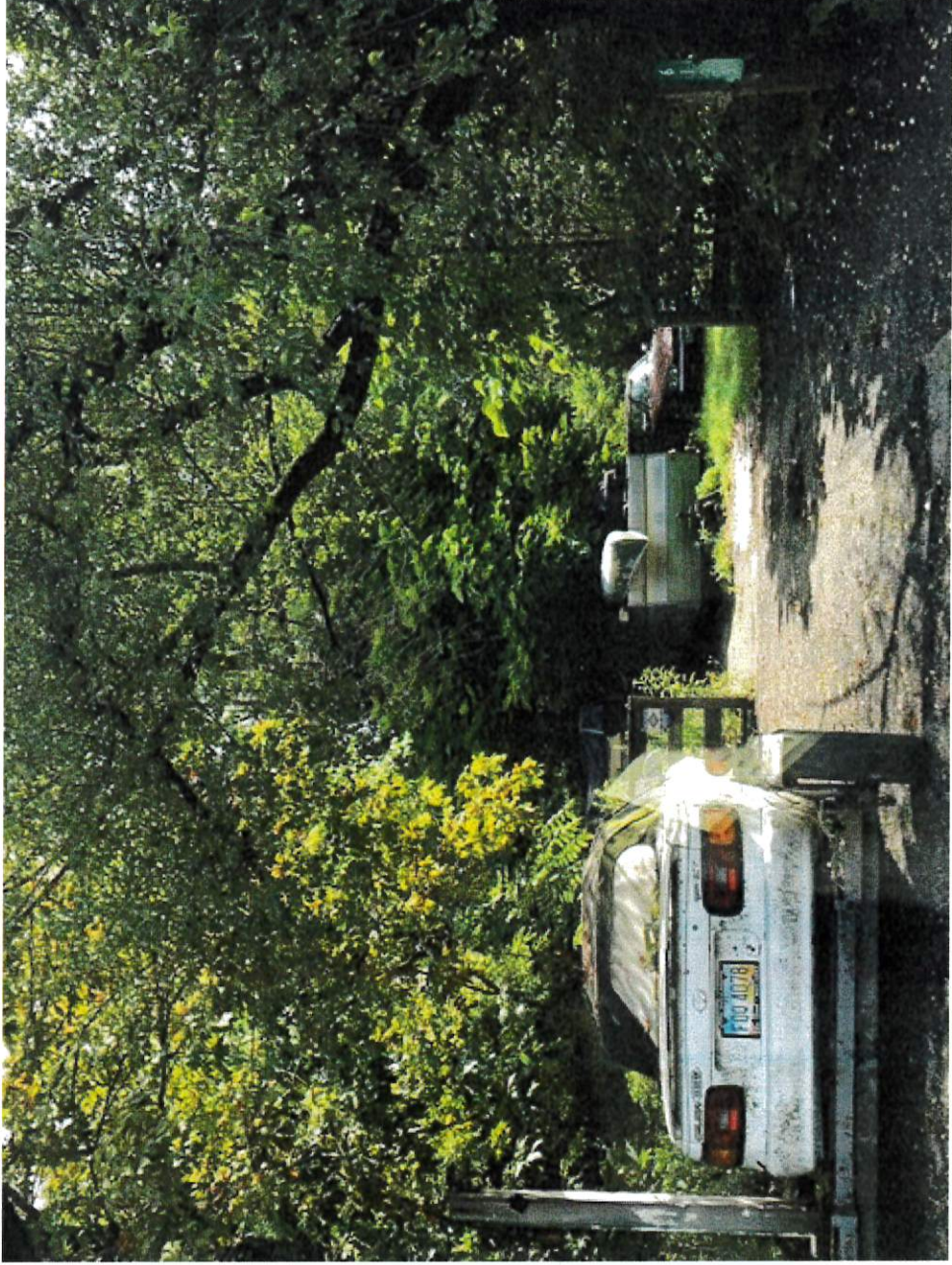
June 2020



July 31, 2020



July 31, 2020





NOTICE OF JUNK VEHICLES IN REAR YARD CONSTITUTING A NUISANCE

May 20, 2020

Mr. David & Gerri Burton
6568 Winding Way Drive
Maineville, OH 45039

RE: Junk Vehicles in Rear Yard Nuisance

Dear Mr. and Mrs. Burton:

As the owners of 6568 Winding Way Drive, Maineville, OH 45039, this letter serves as notice that staff has observed junk vehicles constituting a nuisance located in the Rear Yard (see attached photos). These vehicles are not permitted to be parked in the rear yard and appear to be junk vehicles as defined by Ohio Revised Code section 505.173.

Junk vehicles are also prohibited by the Hamilton Township Zoning Code:

4.2.3. General Property Maintenance Requirements - B. Yards

*(1) All yards and lots shall be kept free of overgrown grasses, debris, junk, **junk vehicles**, and other materials that may cause a fire, health, or safety hazard, or general unsightliness.*

Additionally, Hamilton Township does not permit vehicles to be parked in the rear yard, unless parked in a pole barn or other similar covered accessory structure. All motor vehicles shall be parked in the driveway or on the street in front of the house.

Therefore, we ask that you come into compliance with the Hamilton Township Zoning Code junk vehicle and parking requirements by Wednesday June 3rd, 2020 (within the 14 day time period granted to you in the Ohio Revised Code, Section 505.871). If action is not taken by that time, the Hamilton Township Board of Trustees will provide notice via certified mail and remove the vehicles at your expense.

If you have any questions please feel free to contact me at (513) 683-8520 or by email at akraemer@hamilton-township.org.

Respectfully,

Alexander Kraemer
Director of Economic Development & Zoning

May 2020



May 2020



July 31, 2020



July 31, 2020

