

Hamilton Township Trustee Meeting

September 1, 2021

Trustee Board Chairman, Darryl Cordrey, called the meeting to order at 6:30 p.m. 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 August 18, 2021, 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 the bills as presented to the Board.

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

Mr. Cordrey expressed his condolences to the family of Emerie Schandorf-Woode for their loss. He spoke on how everyone put their differences aside for one purpose and rallied together during the search.

Mr. Sousa emotionally echoed the same sentiments. It was impactful to see the support that was given by the community that day even though the outcome was tragic. He expressed how heartwarming it is to live in this community.

Mr. Rozzi also stated that he was impressed by the actions of all staff involved and the community that stepped up regardless of knowing the family or not. He passed his condolences to the family.

Mr. Cordrey called a five minute recess.

Public Comments

Mr. Cordrey called the meeting back to order and opened the floor to public comments at 6:47pm.

No comments were made; therefore Mr. Cordrey closed the floor to public comments at 6:47pm.

Public Hearing

-Resolution 21-0901A: Approving PUD Stage 2 & 3 plans for Village on the Green, Area J.

Mr. Cordrey made a motion to open the public hearing at 6:47pm, followed by a second from Mr. Rozzi.

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

Law Director, Mr. Ben Yoder swore in all persons wishing to give testimony for cases included within this public hearing this evening.

Mr. Kraemer began his presentation stating the legal notice was published in the August 22nd publication of *The Pulse Journal of Warren County*. The owner of the property is Village on the Green LTD; the applicant is McGill Smith Punshon (MSP). The spokesperson tonight is Jim Watson with MSP. The applicant is proposing a plan for the final phase of Village on the Green Area J/section 14. This was previously shown as future development with standards approved at PUD Stage 1 for this area. The Warren County Regional Planning Commission (WCRPC) recommended approval, with conditions, to the Hamilton Township Zoning Commission at their July 22nd meeting and Zoning Commission unanimously passed this, with conditions, on August 9, 2021. The property is located on the southeast corner of the current Village on the Green development. The surrounding properties are zoned R-3 Multi-family PUD, R-1 Rural Residential and R-1 Single family Residential. There was a conference call between the applicant, staff and WCRPC on May 25th; pursuant to that call, the applicant revised their Stage 2 plan to address issues raised. Lot widths have increased from 50 ft. to 60 ft. and front yard setbacks have increased from 30 ft. to 40 ft. These changes do appear to bring the plan into full compliance with the conditions set forth in the 1995 Hamilton Township Trustees Resolution 95-1026. The plan illustrates 27 single-family homes set on 10.88 acres, resulting in 2.78 units per acre (gross density). The site will be accessed through the current Eagle's Pointe Subdivision via Eagle Boulevard, which is presently under construction. Water, sanitary sewer, gas, electric and all other utilities will extend from the Eagle's Pointe Subdivision. Street lighting is proposed, assuming the availability of a lighting district. Sidewalks are proposed along both sides of all streets. One tree per lot is planned. A landscaped open space strip at the entrance will include an entry monument, a central mailbox facility with parking and a gazebo (owned by the HOA). Given the topographical separation from the existing Village on the Green project, section 14 will have a separate HOA. At present, a homebuilder is not under contract so they cannot offer representative elevation or floor plans. Mr. Kraemer highlighted the PUD Final Site Plan Criteria found in our Hamilton Township Zoning Code Chapter 5.5.6.D.

Zoning Commission recommendation was approval subject to the following conditions: compliance with the Hamilton Township Zoning Code, and compliance with the 10 recommendations from WCRPC and any other additional comments from Warren County Partner Organizations. The WCRPC provided recommendations are: all plans and proposals of the applicant shall be made conditions of approval unless modified by one of the following conditions; Compliance with the Warren County Subdivision regulations, Hamilton Township Zoning Code , PUD Standards and the PUD Stage 1 approval conditions; The road right-of-way design shall receive approval from the Warren County Engineer's Office prior to the preliminary plan submission; sidewalks shall be on both sides of the street in accordance with section 416; street lighting shall comply with section 417; review and approval of the storm water management plan by the WC Engineer's Office; submission of a traffic impact analysis if deemed necessary by the WC Engineer's Office. Any road improvements deemed necessary shall be installed by the developer; compliance with the requirements of the Warren County Soil and Water Conservation District, an earth disturbing permit shall be submitted before construction; Final plat approval is contingent upon the platting and completion of Eagle Boulevard to the property line of the Village on the Green site; and a Homeowner's Association shall be established to maintain the open space, landscaping, cluster mailbox unit and entry way signs. The Warren County Soil and Water Conservation District states special consideration to sediment and erosion control items should be taken along the north perimeter of the site adjacent to Salt Run. Slat Run is an important natural resource that we will work hard to protect, the design basin inlet and outlet location should consider the recommendation of separation located in the rainwater and Land Development Manual; and an Earth Disturbing permit will be required before earth disturbance.

Mr. Cordrey questioned the access. Mr. Kraemer answered that the only access is through Eagle Boulevard in the Eagle's Pointe Subdivision.

Mr. Sousa asked if there is a chance that this section could become part of the Eagle's Pointe HOA?

Mr. Kraemer does not believe that there is a plan to work with either HOA right now.

Mr. Cordrey invited the applicant to speak.

Jim Watson with MSP stated that this will be a standalone HOA due to the topographical nature that keeps it separate from the existing Village on the Green development. Salt Run is a rather deep valley and it is not practical to construct a road or bridge there. With the original plotting, the developer had to wait to build on this property until they had access and that is what is happening this year with Eagle Boulevard. There will be a stub street that can potentially create a second access to Mounts Road. The original approved plans were discussed; the new proposal is a smaller footprint of homes which is more appealing.

Mr. Cordrey invited those wishing to speak in favor or opposition of this development to speak.

No one approached the podium therefore Mr. Cordrey closed the floor to public comments at 7:04pm to begin public deliberations.

Mr. Rozzi mentioned that the naming is confusing with the lack of connection.

Mr. Watson clarified that the name of this development is dependent on whoever buys the lots.

Mr. Sousa commented on the development name in hopes that whoever builds this out will have some synergy with joining one of the existing HOA's.

Mr. Cordrey made a motion with a second from Mr. Rozzi to approve Resolution 21-0901A.

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

Mr. Cordrey closed the public hearing at 7:07pm.

New Business

-Resolution 21-0901: Increase in Appropriations (EMS Billing Fund)

Mr. Centers explained that this is a \$12,000 increase to our overall EMS Billing Fund for training services. This line covers all EMS training and also includes our medical scholarship where we take part time Fire Fighters and send them to Medic School and upon completion of that program with a certain GPA and they graduated, they sign three years with us with the goal to promote them to fulltime. When we budgeted, there was another Fire Fighter that went into this training that will start this fall; we think the first bill will hit in October so we want to be prepared for that.

Mr. Cordrey made a motion with a second from Mr. Rozzi to approve Resolution 21-0901.

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

-Motion: Adopting a Hamilton Township Parking Code

Mr. Yoder stated that the Board had several work sessions to discuss the concept of parking, primarily in residential subdivisions. Based on direction from the Board, some examples and working with Chief Hughes, his staff was able to put together a parking policy. This is its own policy and not an amendment to the Zoning Code. It outlines a 72 hour limit, not near mailboxes, construction trailers, and snow emergencies. Language included in this policy are things that are not already enforceable per the Ohio Revised Code.

Mr. Cordrey likes the language that this will be complaint based and won't have our Police Officers out looking for violations.

Mr. Sousa asked both Chief's if this will generate any issues with the Police or Fire Departments?

Chief Hughes stated that it does not create issues for their department but gives more teeth for enforcement so it's good.

Mr. Cordrey made a motion with a second from Mr. Rozzi to approve the Hamilton Township Parking Code as presented to the Board this evening.

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

Administrator's Report

Mr. Centers reiterated all sentiments in reference to Emerie's passing.

We received our first round of ARPA funds which was a little over \$1.2 million. We will receive the second round when they release those and we will then bring proposals before the Board for those funds.

Our police cruisers that were budgeted to switch out the six Ford Explorers are still not manufactured. We have been contacting Chevrolet and Ford and ultimately found Chevy's version of a cruiser in Cleveland; it will cost \$106 more per cruiser so we will be taking advantage of that. If we do not get these, we will roll into 2022 and this will cost approximately \$1000 more per cruiser then.

Touch-A-Truck will be held Saturday, September 18th from 10:00am to 2:00pm at Fellowship Baptist Church. We will have around 35 vendors in attendance.

Mercy Health had their successful ribbon cutting over in the Shoppes of Grandin.

Finally, Mr. Centers reminded that the Community/HOA meeting will be held one week from tonight on September 8th, 2021 at 6:30pm. We will give general department updates and answer any questions that may arise.

Fiscal Officer's Report

Mr. Weber did not have anything financial to share this evening however he echoed condolences to the family of Emerie. He is very happy to be a part of the Township.

Trustee Comments

Mr. Sousa commented on the ribbon cutting that he was able to attend for Mercy Health. We desperately need more healthcare services in the community; this is a nice quality add that he believes will be well supported. He also apologized for any negative comments that he expressed towards Ohio Power Baseball Organization.

Mr. Rozzi mentioned how valuable social media is this day and age for word and news getting out. He wants everyone to enjoy the last weekend of summer!

Mr. Cordrey also mentioned the HOA meeting on September 8th; this will be less formal than normal meetings. He also mentioned Touch-A-Truck on the 18th. The Fort Ancient Restored Machinery Show is being held at Oeder's Lake.

Executive Session

Mr. Cordrey made a motion with a second from Mr. Rozzi to enter into Executive session at 7:26pm in reference to O.R.C. 121.22 (G)(1): to consider the appointment, employment, dismissal, discipline, promotion, or compensation of a public employee.

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

Mr. Cordrey made a motion with a second from Mr. Rozzi to come out of Executive Session at 8:26pm.

Roll call as follows: Darryl Cordrey Yes
 Joe Rozzi 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 8:10 pm.

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