



Zoning Commission

September 19, 2022

7:00 PM

- I. Call to Order
- II. Major Modification to Stage 2 PUD for St. Zachary's Haven located at 3364 US-22/3, Morrow, OH 45152
- III. PUD Stage 3 Final Site Plan Review for Kroger Marketplace
- IV. Meeting Minutes from 5/9/2022
- V. Meeting Minutes from 6/13/2022
- VI. Meeting Minutes from 7/11/2022
- VII. *Adjourn*

HAMILTON TOWNSHIP ZONING COMMISSION

Revised Stage 2 PUD

St. Zachary's Haven

September 19, 2022, at 7:00PM

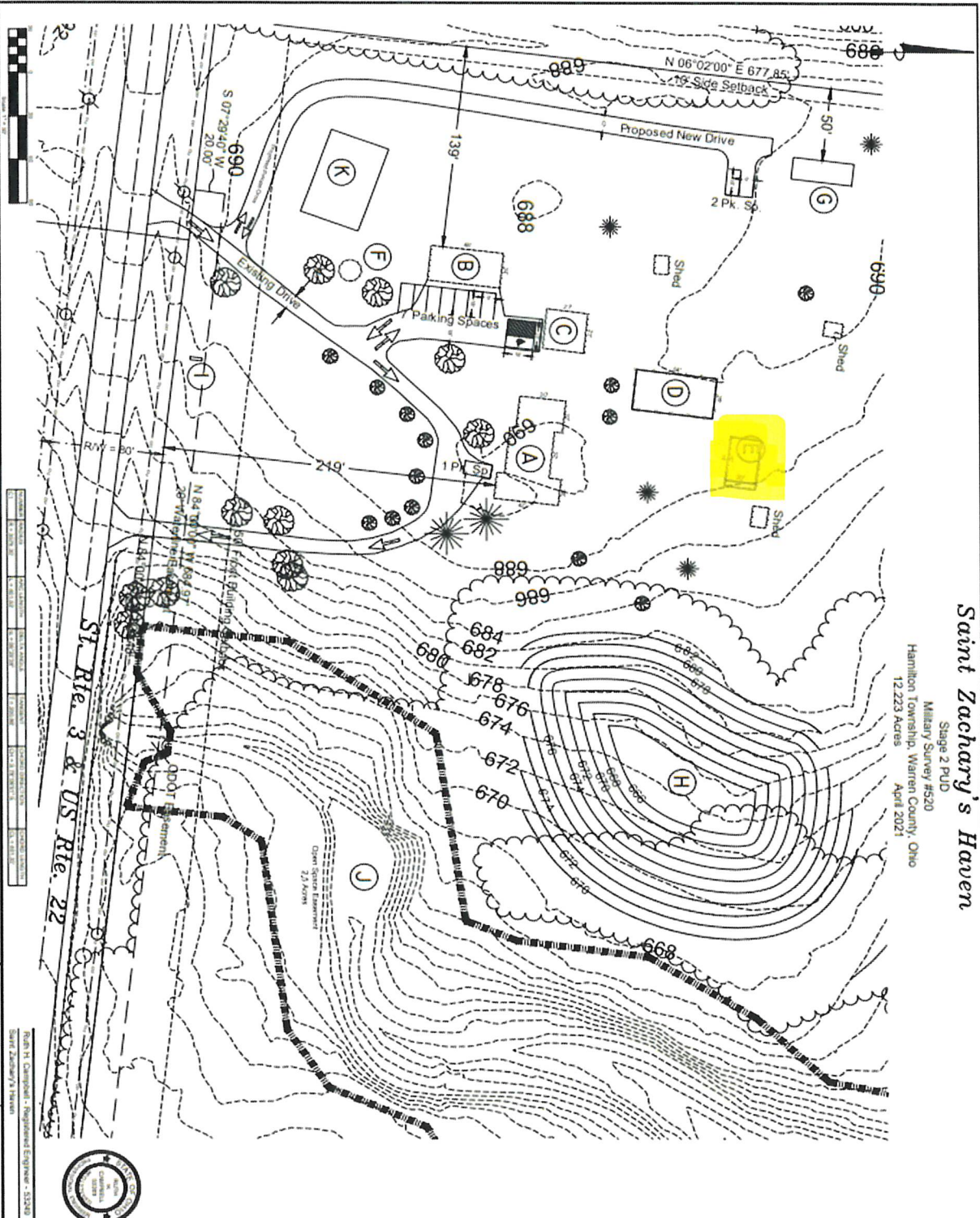
- Applicant:** Donna Pike, 6761 Adena Circle, Maineville, OH 45039
- Spokesperson:** Donna Pike
- Location:** 3364 State Route 22 & 3, Morrow, OH 45152
- Size:** 12.13 total acres.
- Zoning:** R-3 Multi-Family PUD
- Request:** The applicant is requesting a modification to the previously approved Stage 2 PUD plans to increase the size of the proposed pole barn used for community services. The size is increasing from 600 sq. ft. to 2560 sq.ft. (40 by 64) not including the porch or the lean-to. The applicant states that this change is necessary due to state requirements which have a minimum square footage needed for 15 residents. The proposed building has a men's and women's designated restrooms, a large meeting space, a storage closet, a large storage area with a garage door, a horse stall, 200 square foot porch, and a 768 square foot lean-to for outdoor storage totaling 3528 square feet. No other previously approved buildings are changing.
- Area Summary:** St. Zachary's Haven was granted rezoning from M-2 Heavy Industrial to R-3 Multi-Family PUD by the Trustees on June 2, 2021. Stage 2 and 3 Final Plans for the facility were approved August 4, 2021.
- This is a facility to assist those struggling with addiction to transition: to work with their hands (farming, animal husbandry, carpentry, etc.); to build spiritual, emotional, and physical roots to help them grow; and learn how to transition into life. This will not be a detox or treatment facility but a safe place of healing and restoration for our guests to transition into mainstream life.

During Stage 2 and 3 all building dimensions were reviewed at which time the existing barn on site was set to be replaced by a 20' by 30' (600 sq. ft.) pole barn/meeting room. Letter E on the site plan below shows the location. The legend on the site plan indicates the dimensions of 20'x30'.



Saint Zachary's Haven

Stage 2 PUD
 Military Survey #520
 Hamilton Township, Warren County, Ohio
 12.223 Acres
 April 2021



Site Plan

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY	04/20/21	WYCO
2	REVISED	04/20/21	WYCO
3	REVISED	04/20/21	WYCO
4	REVISED	04/20/21	WYCO
5	REVISED	04/20/21	WYCO
6	REVISED	04/20/21	WYCO
7	REVISED	04/20/21	WYCO
8	REVISED	04/20/21	WYCO
9	REVISED	04/20/21	WYCO
10	REVISED	04/20/21	WYCO
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99	REVISED	04/20/21	WYCO
100	REVISED	04/20/21	WYCO

WYCO CONSULTING, INC.
 10 Stadio Drive
 Franklin, Ohio 45005
 937-743-9926



NOTES:

1. This plan shows the proposed layout of the site and the location of the buildings and parking spaces. It is intended to provide a general overview of the site and is not intended to be used for construction purposes.
2. The site is located on a 12.223-acre parcel of land. The site is bounded by US Route 22 to the north and Stadio Drive to the south.
3. The site is currently undeveloped. The proposed development consists of 10 buildings and parking spaces.
4. The buildings are located on the east side of the site. The parking spaces are located on the west side of the site.
5. The site is located on a 12.223-acre parcel of land. The site is bounded by US Route 22 to the north and Stadio Drive to the south.

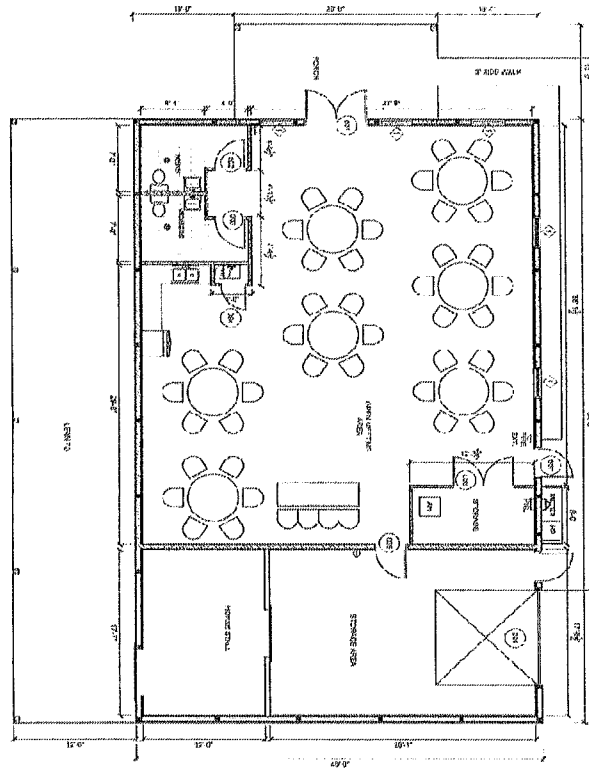
LEGEND:

- Proposed Building Footprint
- Proposed Parking Space
- Proposed Drive
- Proposed Site

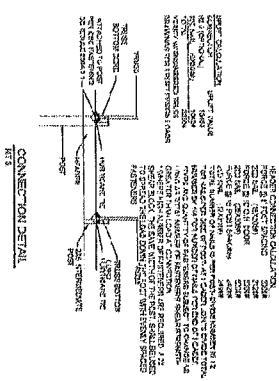
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2	1	CONCRETE WALL	SQ. YD.	15.00	15.00
3	1	CONCRETE SLAB	SQ. YD.	10.00	10.00
4	1	CONCRETE CURB	SQ. YD.	8.00	8.00
5	1	CONCRETE CHASE	SQ. YD.	6.00	6.00
6	1	CONCRETE TIE	NO.	0.50	0.50
7	1	CONCRETE FORM	SQ. YD.	4.00	4.00
8	1	CONCRETE BRACE	NO.	1.00	1.00
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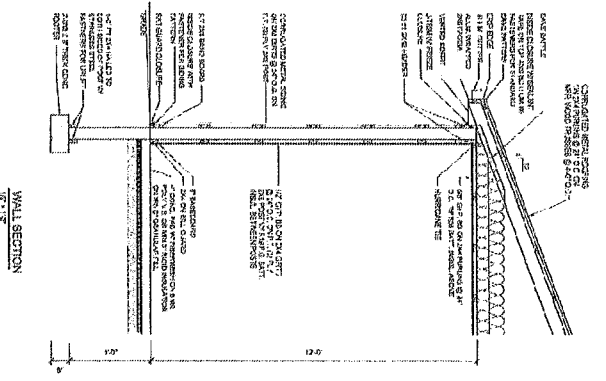
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FLOOR PLAN
1/8" = 1'-0"



CONNECTOR DETAIL
1/8" = 1'-0"



WALL SECTION
1/8" = 1'-0"



PROJECT: NEW MEETING HALL
 LOCATION: 3364 S.W. RT. 2283, MORROW OH 45152
 CLIENT: ZACHARY'S HAVEN
 ADDRESS: 3364 ST. RT. 2283, MORROW OH 45152
 COUNTY: WARREN
 PROJECT #: 22-510
 DATE: JUN. 2012

SHEET 2/5

REVISIONS
 NONE

DS2 architects
 107 West Seard Street, Mayville, NY 14055
 100 South High Street, Suite 205, Hillison, OH 44133
 Phone: 888.432.0261 Fax: 812.662.0592

The Board of Trustees deemed this revision as a Major Modification due to the following criteria:

Per Section 5.8.5 of the Hamilton Township Zoning Code which states:

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.

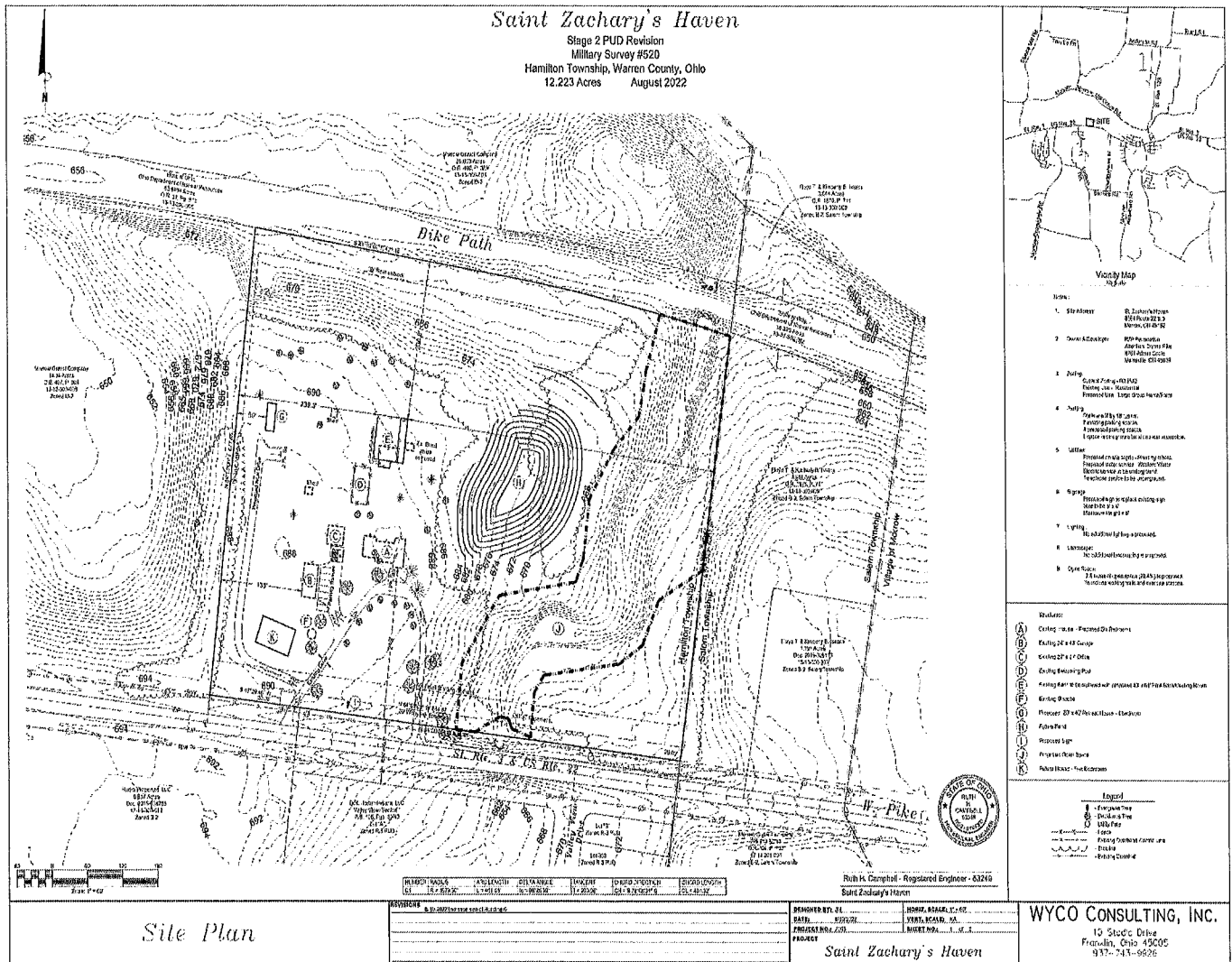
Warren County Regional Planning Commission heard this revision at their August 25th, 2022 Executive Committee meeting. With a vote of 11 yes, 0 no, and 1 abstention, they recommended approval of the revised Stage 2 PUD plans subject to the following conditions:

1. The development shall comply with The Hamilton Township Zoning Code and the PUD Standards approved at PUD Stage 1 in Exhibit A.
2. The existing on-site septic system shall be reviewed by the Warren County Health Department or the Ohio EPA to ensure the proposed use can be supported. Any improvements deemed necessary shall be done to the satisfaction of the Warren County Health Department or the Ohio EPA.
3. The internal vehicle circulation shall be reviewed and approved by the Warren County Engineer's Office.
4. Parking for the future house (K) illustrated on the site plan shall be located behind the building and comply with the PUD Standards.
5. The main entrance to the homes and the community services building shall be ADA compliant.
6. Submit an updated site plan correcting the proposed signage to comply with the

approved PUD Standards.

7. Submit an updated site plan showing all existing and proposed elements from the previous PUD Stage 2 along with the proposed larger community services building and on-site septic system prior to going forward to the Hamilton Township Zoning Commission.
8. Submit an updated site plan showing the "open space easement" shown on the current site plan as an "open space conservation area".

The applicant sent in a set of plans addressing RPC Conditions 6-8 and is attached as follows:



Staff is not aware of any additional comments from partner organizations at this time and is therefore recommending APPROVAL subject to the following conditions:

1. Compliance with the Warren County Regional Planning Commission conditions.
2. Compliance with all Warren County partner organization conditions.
3. Compliance with ODOT conditions.
4. Compliance with any Ohio EPA conditions.

Hamilton Township Zoning Commission

Stage 3 Final Site Plan

Kroger

September 19, 2022, at 7:00 PM

Owner: Maria Rombes and Terry Knecht

Applicant: Anne McBride, 5721 Dragon Way, Suite 300, Cincinnati, OH 45227

Spokesperson: Anne McBride

Location: Parcel ID: 16064000140- 6186 South State Route 48, Maineville, OH 45039
Parcel ID: 16064000170- 6216 South State Route 48, Maineville, OH 45039
Parcel ID: 16064000180- South State Route 48, Maineville, OH 45039
Parcel ID: 16052260011- 6274 South State Route 48, Maineville, OH 45039
Parcel ID: 16052260012- South State Route 48, Maineville, OH 45039

Size: 22.6 acres

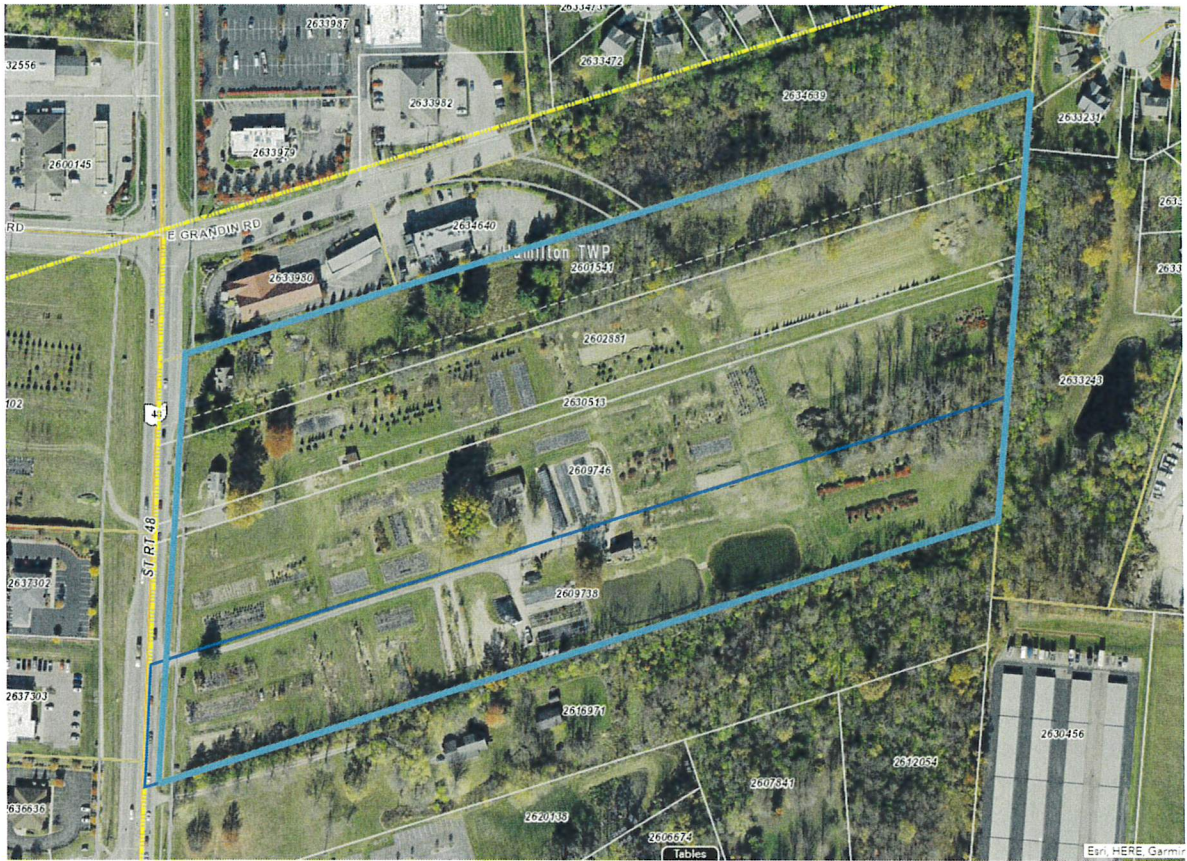
Zoning: B-2 General Business PUD

Request: Approval of the PUD Stage 3 Final Site Plan Review

Project Description: Kroger has obtained an option to purchase 5 parcels totalling 22.6 acres, located on the east side of State Route 48, south of Grandin Road in Hamilton Township, Warren County, OH. The plans include a 123,722 square foot Kroger Marketplace Store as well as a Kroger Fuel Center with 9 pumps and 3 commercial outlots for future development. Each of the three outlots are approximately .95 acres and will require their own zoning certificates before occupancy.

Access for the development would be from an extension of Grandin Road to the north as well as a proposed extension of Towne Center Blvd. to the South. The development would include a pharmacy drive-thru on the northern side of the building, with two service lanes and stacking for five cars. The drive-thru area is also planned for two lanes to serve a financial institution.

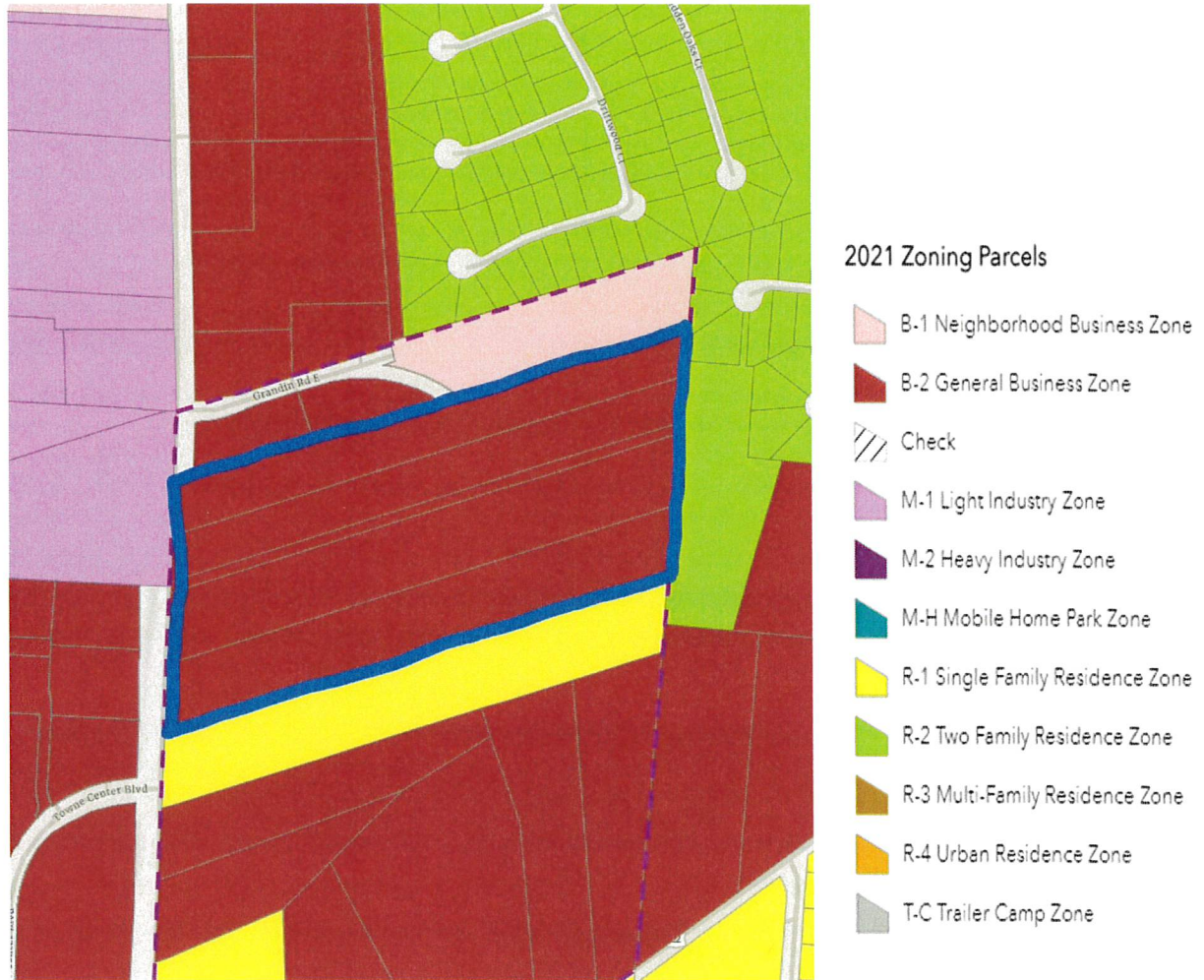
Site Aerial:



Current Zoning: B-2 General Business with a PUD

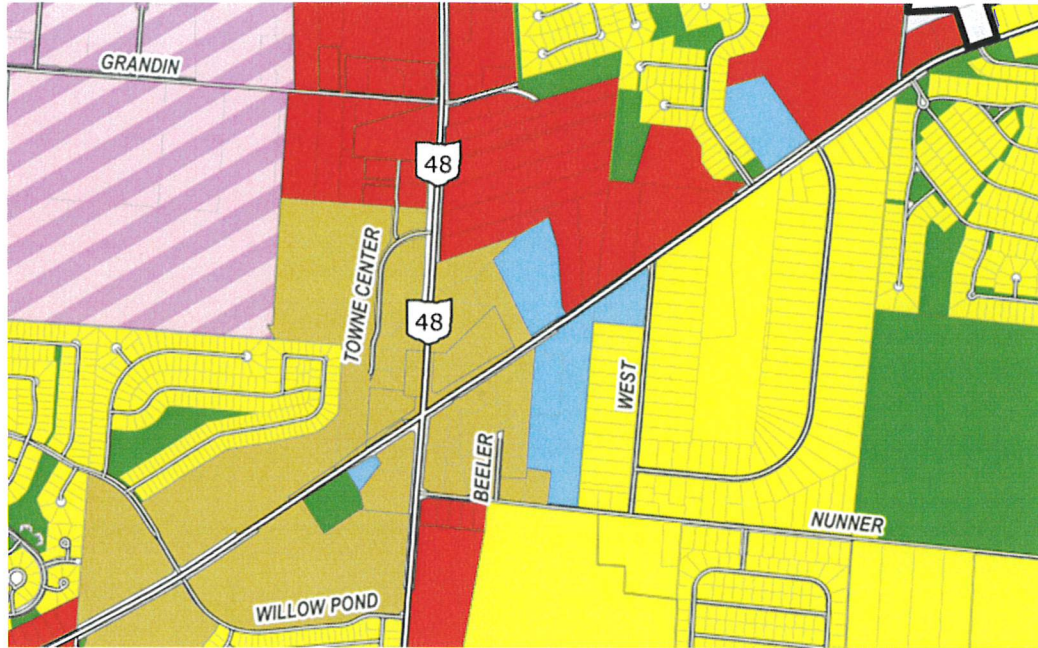
North: B-1/B-2	Neighborhood Business/General Business
South: B-2	General Business
East: B-2/R-2	General Business/Two Family Residence
West: B-1/B-2	Neighborhood Business/General Business

Zoning Map:












Future Land Use Map (FLUM) Zoning:

The Hamilton Township Future Land Use Map designated this site as B-2, General Business Commercial. The proposed use of the land is in line with the Land Use Map.

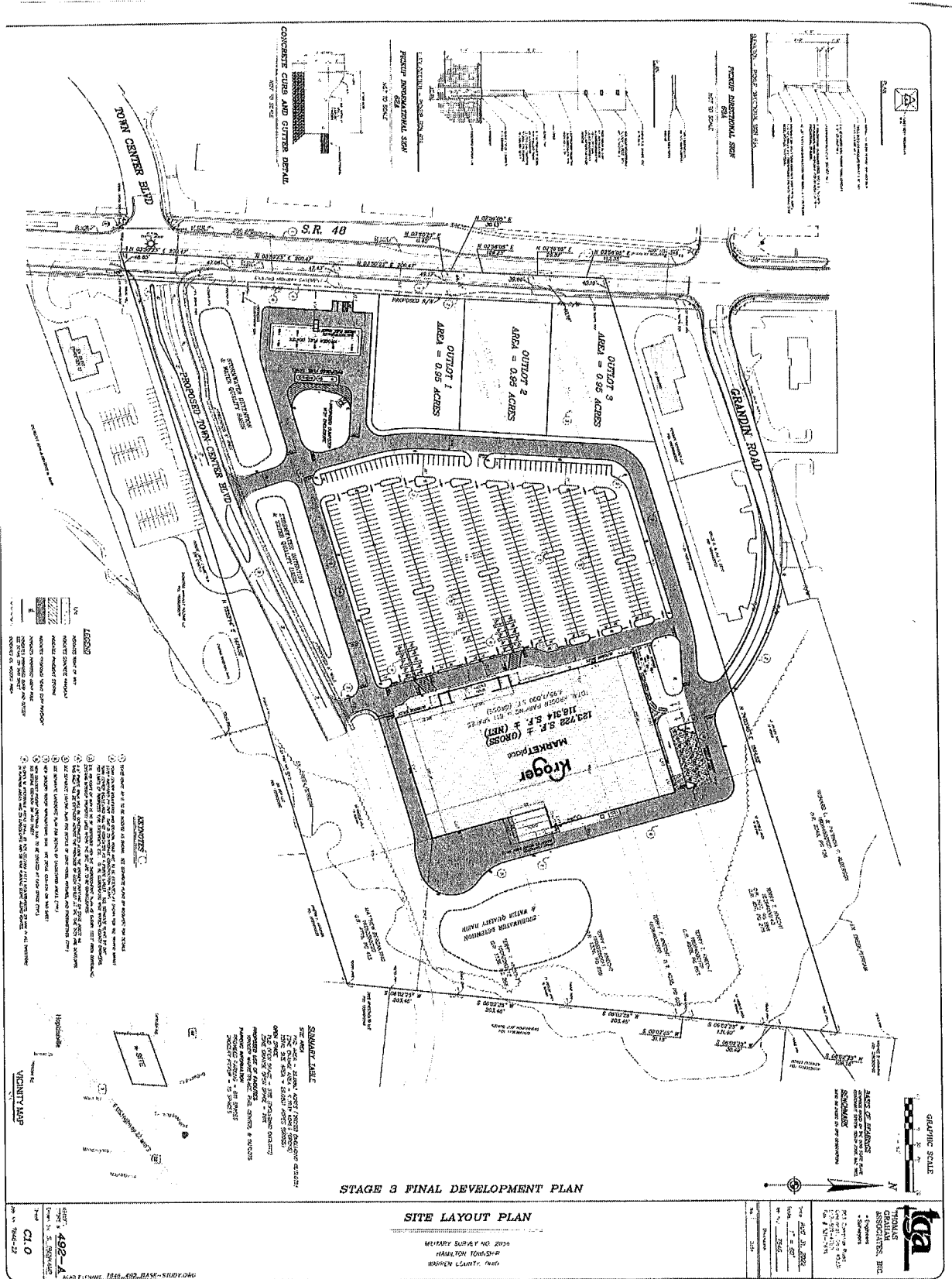


Legend

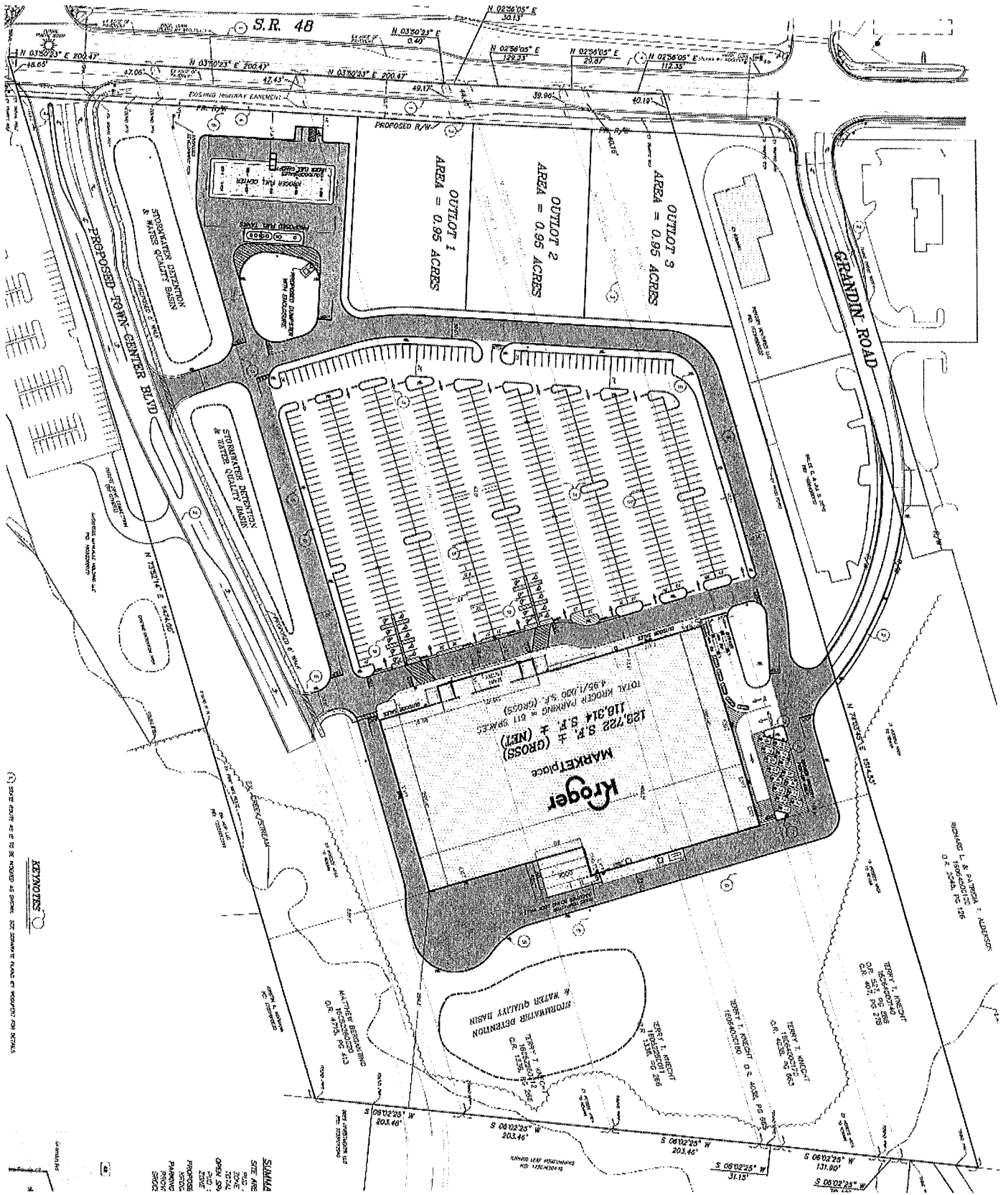
Land Use Plan

- | | |
|--|---|
|  Agricultural-Rural Residential |  Public-Semi-Public |
|  Commercial |  Parks and Recreational Open Space |
|  Industrial |  Rural Residential |
|  Industrial/Office |  Single Family Residential |
|  Mixed Use |  Municipalities |
| |  Urban Service Area Boundary |

PUD Stage 3 Final Site Plan:



PUD Stage 3 Site Plan Zoomed In:



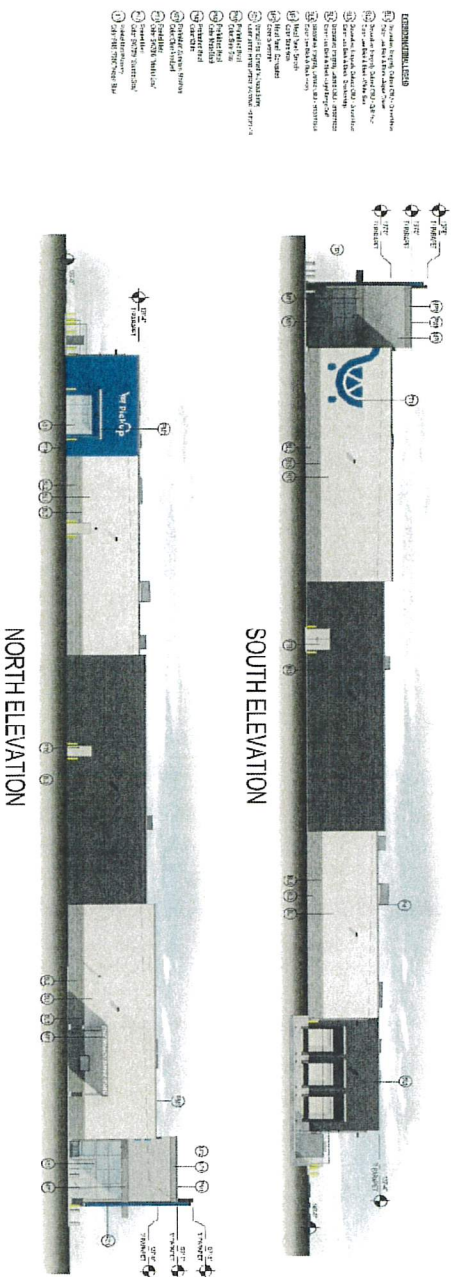
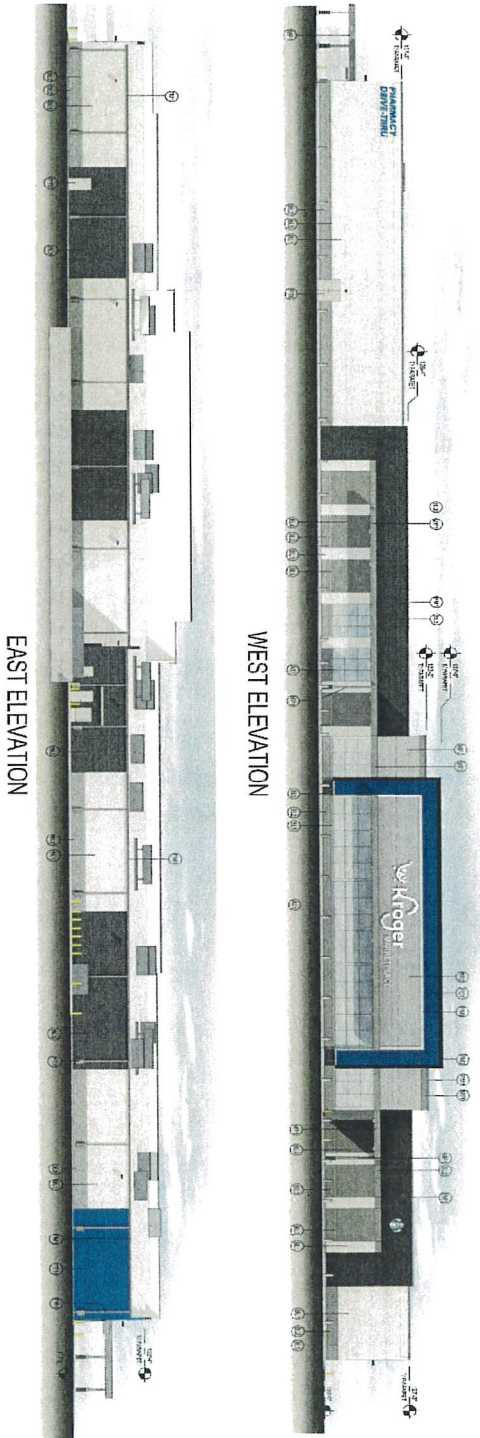
KEYNOTES

1. SEE THE EXISTING AS-BUILT BE NUMBER 45 SHOWING THE EXISTING FOUNDATION FOR WOODS FOR DETAILS.

SUMMARY

DATE	2012
SCALE	AS SHOWN
PROJECT	PROPOSED TOWN-CENTER BLVD
OWNER	CHRYSLER FINANCIAL GROUP
DESIGNER	CHRYSLER FINANCIAL GROUP
PREPARED BY	CHRYSLER FINANCIAL GROUP
CHECKED BY	CHRYSLER FINANCIAL GROUP
DATE	2012

Storefront Renderings:



- LEGEND/NOTES**
- 1. 20' x 20' x 8' (6m x 6m x 2.4m) Trampoline
 - 2. 10' x 10' x 8' (3m x 3m x 2.4m) Trampoline
 - 3. 5' x 5' x 8' (1.5m x 1.5m x 2.4m) Trampoline
 - 4. 2' x 2' x 8' (0.6m x 0.6m x 2.4m) Trampoline
 - 5. 1' x 1' x 8' (0.3m x 0.3m x 2.4m) Trampoline
 - 6. 0.5' x 0.5' x 8' (0.15m x 0.15m x 2.4m) Trampoline
 - 7. 0.25' x 0.25' x 8' (0.075m x 0.075m x 2.4m) Trampoline
 - 8. 0.125' x 0.125' x 8' (0.0375m x 0.0375m x 2.4m) Trampoline
 - 9. 0.0625' x 0.0625' x 8' (0.01875m x 0.01875m x 2.4m) Trampoline
 - 10. 0.03125' x 0.03125' x 8' (0.009375m x 0.009375m x 2.4m) Trampoline
 - 11. 0.015625' x 0.015625' x 8' (0.0046875m x 0.0046875m x 2.4m) Trampoline
 - 12. 0.0078125' x 0.0078125' x 8' (0.00234375m x 0.00234375m x 2.4m) Trampoline
 - 13. 0.00390625' x 0.00390625' x 8' (0.001171875m x 0.001171875m x 2.4m) Trampoline
 - 14. 0.001953125' x 0.001953125' x 8' (0.0005859375m x 0.0005859375m x 2.4m) Trampoline
 - 15. 0.0009765625' x 0.0009765625' x 8' (0.00029296875m x 0.00029296875m x 2.4m) Trampoline
 - 16. 0.00048828125' x 0.00048828125' x 8' (0.000146484375m x 0.000146484375m x 2.4m) Trampoline
 - 17. 0.000244140625' x 0.000244140625' x 8' (0.0000732421875m x 0.0000732421875m x 2.4m) Trampoline
 - 18. 0.0001220703125' x 0.0001220703125' x 8' (0.00003662109375m x 0.00003662109375m x 2.4m) Trampoline
 - 19. 0.00006103515625' x 0.00006103515625' x 8' (0.000018310546875m x 0.000018310546875m x 2.4m) Trampoline
 - 20. 0.000030517578125' x 0.000030517578125' x 8' (0.0000091552734375m x 0.0000091552734375m x 2.4m) Trampoline



EXTERIOR ELEVATIONS
April 26, 2022

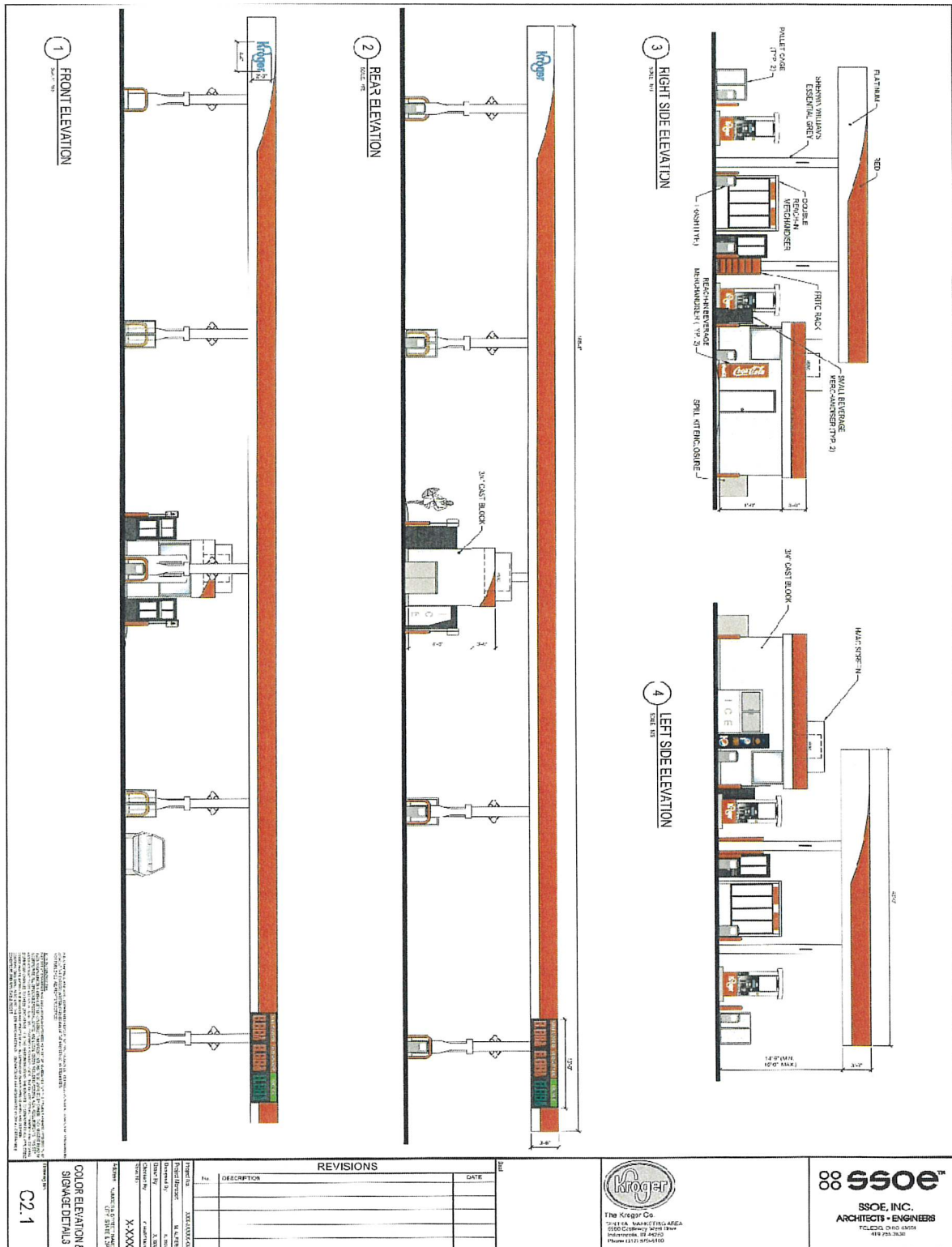
KROGER STORE A492

Maineville, OH

522341



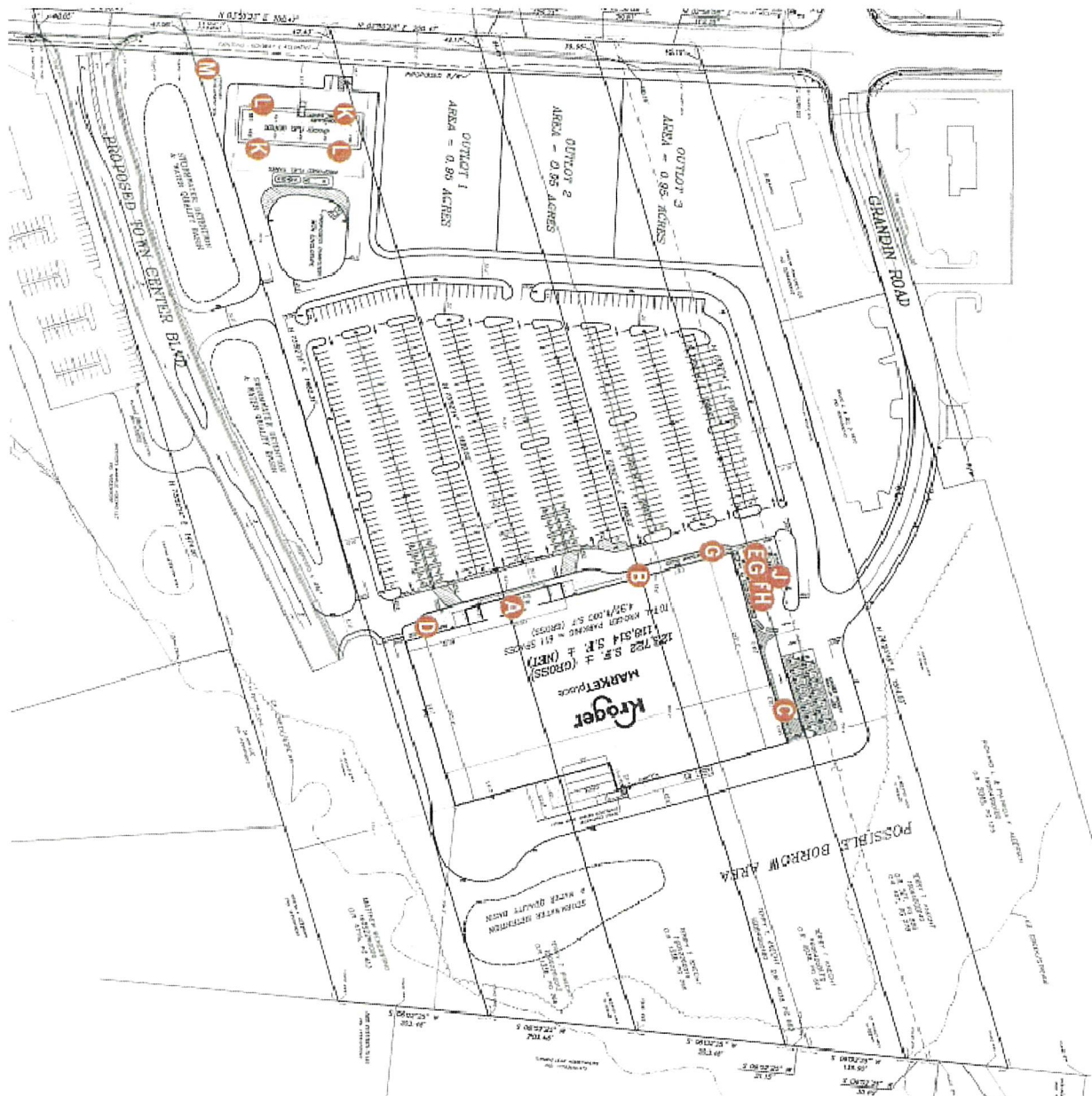
Fuel Station Renderings:



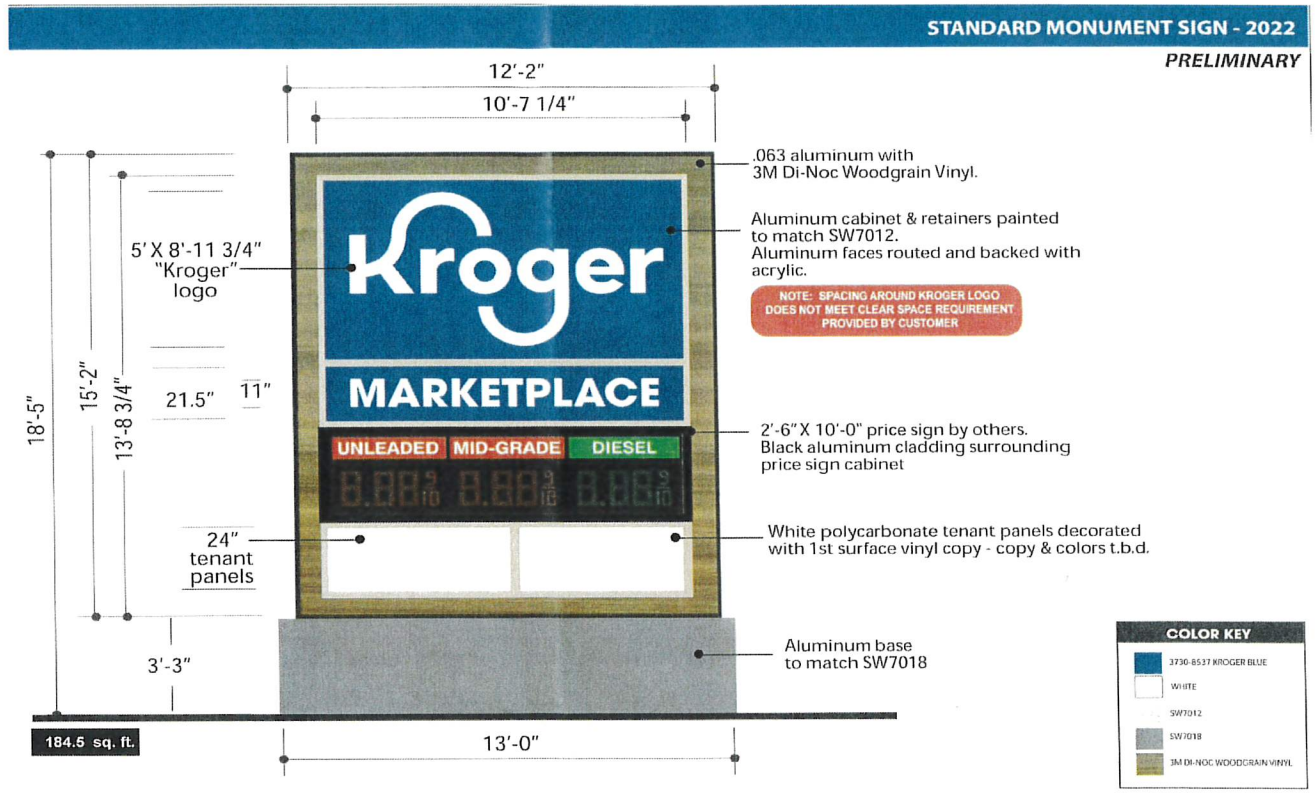
The façade consists of Kroger’s newest modern design with brick and large vinyl windows.

Proposed Signage:

QTY.	DESCRIPTION	SQ. FT.
A	1 KROGER MKTPLC. LETTER SET W/CART	555.0
B	1 24" PHARMACY DT LETTER SET	80.0
C	1 PICKUP LETTER SET	44.1
D	1 STARBUCKS LOGO SIGN	25
E	1 PHARMACY DT CANOPY LTR. SET	32.6
F	2 DT CANOPY ENTER LETTER SET	3.9
G	2 DT CANOPY EXIT LETTER SET	2.7
H	1 DT CANOPY CLEARANCE BAR	
J	2 DT CANOPY OPEN/CLOSED SIGN	1.0
K	2 FUEL CANOPY LETTER SETS	11.25
L	2 FUEL CANOPY PRICE SIGN	45.5
M	1 MONUMENT SIGN	184.5



Monument sign:



Signage sizing shall be established during the PUD review process but will be approved via a separate zoning certificate.

Parking:

Chapter 7 of the *HTZC* outlines rules on parking, loading and circulation that shall be followed.

Table 7-1 sets the required number of parking spaces for Retail and Service Commercial Use at 1.0 space per 250 square feet. A total of 15 online pickup spaces are proposed on the north side of the building. The Kroger store would be serviced by 611 parking spaces to include 20 handicap spaces, located at the front of the store. This does exceed the minimum requirement of 495 spaces.

HTZC Chapter 7.7. states the following in relation to mobility and sidewalks:

7.7. MOBILITY AND SIDEWALKS

7.7.1. Sidewalks Along a Public Street

- A. Any use or building subject to the provisions of this chapter and established after the effective date of this code shall be required to provide a four foot wide sidewalk along all public streets for the full length of street frontage.
- B. Any established use or building that is expanded more than 50 percent of the existing floor area after the effective date of this code shall be required to install a four foot wide sidewalk along all public streets for the full length of street frontage.
- C. All sidewalks shall meet the minimum design requirements of the rules and regulations of the Warren County Subdivision Regulations.

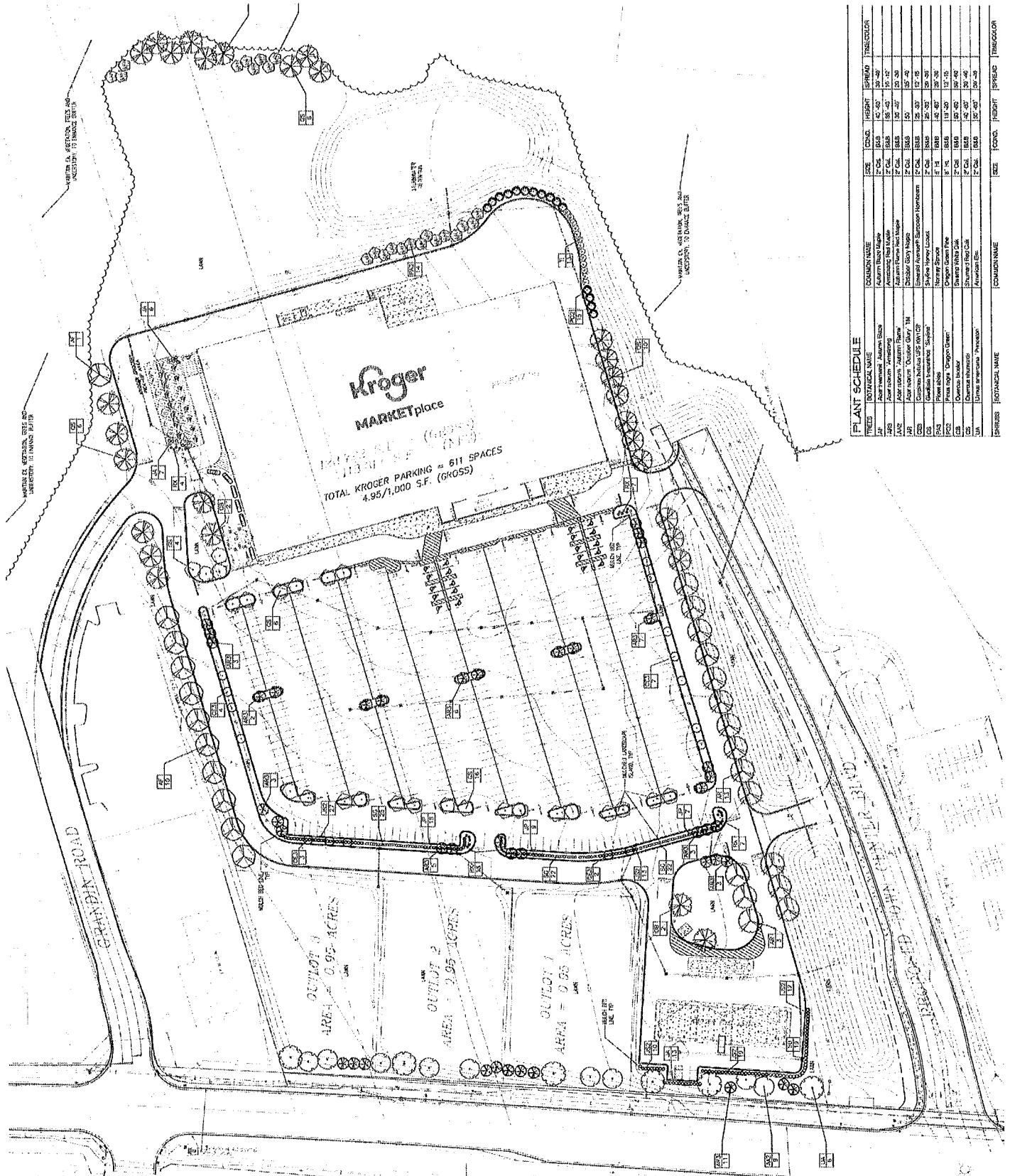
7.7.2. Walkway Connections to Public Sidewalks

- A. There shall be one internal continuous sidewalk of at least four feet in width that provides a direct connection from the public street to the primary customer entrance or to the sidewalk along a multi-tenant building.
- B. Lane striping may be used to designate pedestrian sidewalks.
- C. At a minimum, all internal pedestrian walkways shall be constructed of a surface that is visually distinct from the parking area surface by use of pavers, scored or stamped concrete, or bricks. Applicants are strongly encouraged to physically separate internal walkways from the vehicular circulation drives.
- D. Sidewalks, at least eight feet in width, shall be provided along any facade featuring a customer entrance. At all times, such sidewalks shall maintain a clear pedestrian passage not less than five feet in width. Additionally, such sidewalks shall connect all customer entrances to other internal sidewalks.

The applicant is proposing that a 6' public walk will be installed along the Kroger Frontage on State Route 48. This walk will be extended along the frontage of each outlot at the time they are developed. The plans do show that the 6' public walk will extend onto Towne Center Blvd. just to the west entrance site where there will be an internal connection from the Kroger store.

Stage 2 Preliminary Plans that were approved at the August 3, 2022 Trustee Meeting show that open space is proposed at approximately 37% of the site not including the 3 commercial outlots. This does exceed the minimum requirement of 15% per *HTZC Chapter 5.6.3.B.*

Landscaping Plan:



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	HIGHT	SPREAD	TRANSPLANT
1	Asplenium Platyneuron	Asplenium Platyneuron	12" Cal.	100	12'-0"	12'-0"	12'-0"
2	Asplenium Platyneuron	Asplenium Platyneuron	12" Cal.	100	12'-0"	12'-0"	12'-0"
3	Asplenium Platyneuron	Asplenium Platyneuron	12" Cal.	100	12'-0"	12'-0"	12'-0"
4	Asplenium Platyneuron	Asplenium Platyneuron	12" Cal.	100	12'-0"	12'-0"	12'-0"
5	Asplenium Platyneuron	Asplenium Platyneuron	12" Cal.	100	12'-0"	12'-0"	12'-0"
6	Asplenium Platyneuron	Asplenium Platyneuron	12" Cal.	100	12'-0"	12'-0"	12'-0"
7	Asplenium Platyneuron	Asplenium Platyneuron	12" Cal.	100	12'-0"	12'-0"	12'-0"
8	Asplenium Platyneuron	Asplenium Platyneuron	12" Cal.	100	12'-0"	12'-0"	12'-0"
9	Asplenium Platyneuron	Asplenium Platyneuron	12" Cal.	100	12'-0"	12'-0"	12'-0"
10	Asplenium Platyneuron	Asplenium Platyneuron	12" Cal.	100	12'-0"	12'-0"	12'-0"
11	Asplenium Platyneuron	Asplenium Platyneuron	12" Cal.	100	12'-0"	12'-0"	12'-0"
12	Asplenium Platyneuron	Asplenium Platyneuron	12" Cal.	100	12'-0"	12'-0"	12'-0"
13	Asplenium Platyneuron	Asplenium Platyneuron	12" Cal.	100	12'-0"	12'-0"	12'-0"
14	Asplenium Platyneuron	Asplenium Platyneuron	12" Cal.	100	12'-0"	12'-0"	12'-0"
15	Asplenium Platyneuron	Asplenium Platyneuron	12" Cal.	100	12'-0"	12'-0"	12'-0"
16	Asplenium Platyneuron	Asplenium Platyneuron	12" Cal.	100	12'-0"	12'-0"	12'-0"
17	Asplenium Platyneuron	Asplenium Platyneuron	12" Cal.	100	12'-0"	12'-0"	12'-0"
18	Asplenium Platyneuron	Asplenium Platyneuron	12" Cal.	100	12'-0"	12'-0"	12'-0"
19	Asplenium Platyneuron	Asplenium Platyneuron	12" Cal.	100	12'-0"	12'-0"	12'-0"
20	Asplenium Platyneuron	Asplenium Platyneuron	12" Cal.	100	12'-0"	12'-0"	12'-0"

HTZC Chapter 8 reviews landscaping requirements for new developments:

The applicant is proposing to install more than the required amount of landscaping throughout the development with the intent to preserve as much of the existing trees and vegetation at the northeast property line, and the east property line.

TABLE 8-3: MINIMUM INTERIOR SITE LANDSCAPING REQUIREMENTS

PROPOSED USE	MINIMUM LANDSCAPING REQUIREMENT
All uses in residential districts, excluding lots used for single family and two family dwellings	One tree per 500 square feet, or fraction thereof, of building ground floor area for all structures; each tree shall have a minimum of 2" caliper.
All uses in business districts	One tree per 500 square feet, or fraction thereof, of building ground floor area for all structures, and each tree shall have a minimum of 2" caliper; plus there shall be landscaped areas equal to 20 square feet for every 1,000 square feet of building coverage areas, or fraction thereof. Such landscape areas shall contain trees, planting beds, hedges, fences, walls, earth mounds, benches or other materials designed and located in a manner complimentary to the overall architecture of the surrounding buildings.
All uses in industrial districts	Three trees per 1,000 square feet, or fraction thereof, of building ground floor area for all structures, and each tree shall have a minimum of 2" caliper; plus there shall be landscaped areas equal to 20 square feet for every 1,000 square feet of building coverage areas, or fraction thereof. Such landscape areas shall contain trees, planting beds, hedges, fences, walls, earth mounds, benches or other materials designed and located in a manner complimentary to the overall architecture of the surrounding buildings.
NOTES: Trees planted to satisfy perimeter, vehicular use area perimeter, and interior vehicular use area landscaping requirements may be counted towards the requirements of this section.	

TABLE 8-4: TYPE AND WIDTH OF PERIMETER BUFFER REQUIRED

PROPOSED USE	ADJACENT TO (AVERAGE WIDTH – BUFFER TYPE)[1]			
	RESIDENTIAL DISTRICT	BUSINESS DISTRICT	INDUSTRIAL DISTRICT	FREEWAY, ARTERIAL OR COLLECTOR STREET RIGHT-OF-WAY [2]
Single Family Residence [3]	None	None	None	None
Recorded Residential Subdivision	None	10 feet – Buffer "A"	20 feet – Buffer "C"	50 feet – Buffer "D"
Mobile Home Park	10 feet – Buffer "A"	None	None	10 feet – Buffer "E"
Institutional Use	10 feet – Buffer "B"	None	None	10 feet – Buffer "E"
Business District	10 feet – Buffer "B"	None	15 feet – Buffer "B"	10 feet – Buffer "E"
Industrial District	20 feet – Buffer "C"	15 feet – Buffer "B"	None	10 feet – Buffer "E"
Railroad	20 feet – Buffer "E"	20 feet – Buffer "E"	20 feet – Buffer "E"	None
Utility Substation, Junk Yard, Landfill, Sewage Plant, or Similar Use	50 feet – Buffer "D"	50 feet – Buffer "D"	50 feet – Buffer "D"	50 feet – Buffer "D"
NOTES: [1] The first number listed is the minimum average width of the buffer area, with no width being less than 3 feet. The second is the type of buffer required. Materials required for each buffer type are established in Table 8-5 . [2] In business and industrial districts, the right-of-way buffer requirement shall only apply when adjacent to freeway or arterial street rights-of-way that prohibit driveways. [3] This use is individual single family residences that are not part of a subdivision.				

TABLE 8-5: MINIMUM REQUIREMENTS FOR BUFFER TYPES

BUFFER TYPE	MINIMUM PLANT MATERIALS [1]
"A"	1 tree per 40 feet of linear boundary or street frontage, or fraction thereof; trees shall be from Group A, B, C or D. And a continuous combination 6' high planting, hedge, fence, wall or earth mound with no single material being used exclusively for more than 150 linear feet. Alternate materials used for breaks must run for a minimum of 15 linear feet. [2]
"B"	1 tree per 40 feet of linear boundary or street frontage, or fraction thereof; trees shall be from Group A or B. And a continuous combination 6' high planting, hedge, fence, wall or earth mound with no single material being used exclusively for more than 150 linear feet. Alternate materials used for breaks must run for a minimum of 15 linear feet. [2]
"C"	1 tree per 10 feet of linear boundary, or fraction thereof; trees shall be from Group A, B, C or D, with a minimum of 30% from Group D. And a continuous combination 6' high planting, hedge, fence, wall or earth mound with no single material being used exclusively for more than 150 linear feet. Alternate materials used for breaks must run for a minimum of 15 linear feet. [2]
"D"	1 tree per 20 feet of linear boundary, or fraction thereof; trees shall be from Group A, B, C or D, with a minimum of 30% from Group D. And a continuous combination 6' high planting, hedge or earth mound with no single material being used exclusively for more than 150 linear feet. Alternate materials used for breaks must run for a minimum of 15 linear feet. [2]
"E"	1 tree per 30 feet of boundary, or fraction thereof; trees shall be from Group A. And a continuous 6' high planting, hedge, wall, fence or earth mound.
<p>NOTES:</p> <p>[1] Grass or ground cover shall be planted on all portions of the buffer area not occupied by other landscape material.</p> <p>[2] Depending on the site topography, buffer areas may have to be relocated to obtain the desired screening effects. This determination will be made at the discretion of the zoning inspector.</p>	

SITE PERIMETER LANDSCAPE

East Property Line [Adjacent Residential (R-2)] 709 feet

Plant Material	Required	Provided	Comment
Width	10'	Varies 195' to 455'	
Tree	18	18	
-1 tree per 40' frontage			
Shrub		Maintain 709 lf of existing wooded vegetation varies in depth 20' to 400'	Ex undisturbed wooded vegetation provides a continuous planting
-Continuous planting, or			
-Fence, wall or mound			

North and South Property Line [Adjacent Business]

Plant Material	Required	Provided	Comment
			No Requirements

State Route 48 810 feet

Plant Material	Required	Provided	Comment
Width	10'	Varies 18' min depth	
Tree	27	27	
-1 tree per 30' frontage			

VEHICLE USE AREA PERIMETER LANDSCAPE:

East Property Line 609'

Plant Material	Required	Provided	Comment
Width	10'	34'	
Tree	15	25	
-1 tree per 40' frontage			
Shrub	3' high buffer	* Lawn area, no shrubs, fence wall or mounding	Ex undisturbed wooded vegetation provides a continuous planting
-Continuous planting, or			
-Fence, wall or mound			

South Property Line 1,205' (1,265' - 30' Driveway - 30' Driveway)

Plant Material	Required	Provided	Comment
Width	10'	34'	
Tree	30	47	
-1 tree per 40' frontage			
Shrub	3' high buffer	* Lawn area, no shrubs, fence wall or mounding	
-Continuous planting, or			
-Fence, wall or mound			

West Property Line - Fuel Center 260'

Plant Material	Required	Provided	Comment
Width	10'	18'	
Tree	7	(see comment)	Trees provided in Site Perimeter for State Route 48 quantity
-1 tree per 40' frontage			
Shrub	3' high buffer	* Continuous shrub planting	
-Continuous planting, or			
-Fence, wall or mound			

West Property Line - Outlots #1, #2 and #3 436'

Plant Material	Required	Provided	Comment
Width	10'		Provide with development of Outlots
Tree	11	(see comment)	Trees provided in Site Perimeter for State Route 48 quantity
-1 tree per 40' frontage			
Shrub	3' high buffer		Provide with development of Outlots
-Continuous planting, or			
-Fence, wall or mound			

West Access Drive - Kroger Parking Field 596'

Plant Material	Required	Provided	Comment
Width	6.5'	10'	
Tree	15	15	
-1 tree per 40' frontage			
Shrub	3' high buffer	* Continuous shrub planting	
-Continuous planting, or			
-Fence, wall or mound			

North Property Line 662' (705' - 43' Driveway)

Plant Material	Required	Provided	Comment
Width	10'	34'	
Tree	17	17	
-1 tree per 40' frontage			
Shrub	3' high buffer	Lawn area, no shrubs	Grad change between adjacent uses is greater than 3'
-Continuous planting, or			
-Fence, wall or mound			

INTERIOR LANDSCAPE FOR PARKING AREA - KROGER:

Vehicular Use Area (VUA) 368,287 SF

Plant Material	Required	Provided	Comment
Area	18,415 SF	22,598 sf	
5sf of landscape area per 100sf VUA			
Trees	74	81	Includes 15 trees included in West Access Drive - Kroger Parking Field for perimeter landscape for the parking area
1 Tree - Group A or B Tree Per 5,000 sf of VUA			
Shrub/Groundcover	Remaining landscape areas - shrubs, lawn, groundcover or mulch	Shrubs and lawn	

INTERIOR SITE LANDSCAPE FOR PARKING AREA - KROGER:

Building Floor Area 123,722 SF

Plant Material	Required	Provided	Comment
Area	2,474 SF	22,598 sf	
20sf of landscape area per 1,000sf building floor area			
Trees	245	-	Does not include trees required for VUA or parking requirements
1 Tree - Group A or B Tree Per 500 sf building floor area			
Shrub/Groundcover	Remaining landscape areas - shrubs, lawn, groundcover or mulch	Shrubs and lawn	

Lighting Plan:

TABLE 6-3: ILLUMINATION LEVELS AT PROPERTY LINE

ADJACENT LAND USE	ILLUMINATION LEVEL
Residential	0.2 Footcandles
Nonresidential	1.0 Footcandles

A detailed lighting plan showing a photometric analysis throughout the site has been completed and meets Hamilton Township’s Zoning requirements. The applicant will be installing LED lights throughout the site to the height of 15 feet max. in non-vehicular pedestrian areas and 25 feet max. within a parking lot.

PUD Sketch Plan Review Criteria: 5.5.6.D.

D. Review Criteria for PUD Final Site Plan

The following criteria shall be used in decisions regarding all phases of PUD final site plans:

- (1) The PUD final site plan shall substantially conform to the approved PUD preliminary site plan, including any revisions or conditions of approval by the board of township trustees.
- (2) All necessary legal documentation relating to the incorporation of a home owners or property owners association for residential PUDs, or other similar associations for nonresidential PUDs, and copies of any restrictive covenants or agreements that are to be recorded, have been submitted and approved as part of the PUD final site plan. Such legal documentation shall demonstrate how the common open space will be maintained over the life of the development.

Partner Organizations:

Warren County Engineer’s Office Conditions

- Storm water management plans are being reviewed by the WCEO and they will provide any comments and/or feedback prior to Stage 3 final approval with the Hamilton Township Board of Trustees.

Ohio Department of Transportation

- Staff is not aware of any conditions at this time. Prior to PUD Stage 3 Trustee approval, staff will contact ODOT to obtain any additional comments that they are willing to provide.

Warren County Soil & Water Conservation District

- An Earth Disturbing Permit will be required before ground is broken. If there are any existing streams or ponds on site, an environmental assessment will be required to determine jurisdictional authority and necessary permitting.

Warren County Health Department and/or Ohio EPA

- The proposal indicates that the properties will be served by both public sewer and public water and is therefore not under the health districts jurisdiction for those utilities. The property owners, or their designee, must contact the Warren County Health District regarding plumbing permits and plan review for the food facilities.

Staff Recommendation – APPROVAL of the Kroger PUD Stage 3 Final Site Plan subject to the following conditions:

1. Compliance with all Warren County partner organization conditions.
2. Compliance with ODOT conditions.
3. Compliance with any Ohio EPA conditions.

HAMILTON TOWNSHIP ZONING COMMISSION MEETING
May 9, 2022

The meeting was called to order at 7:02 p.m.

Members present: Amanda Webb
Randy Kuvin
Julie Perelman

Ms. Amanda Webb explained the meeting process and swore in all persons wishing to give testimony during this hearing.

Ms. Perelman made a motion to table the meeting minutes from the February 14, 2022, Zoning Commission meeting.

Roll call as follows:	Amanda Webb	Yes
	Julie Perelman	Yes
	Randy Kuvin	Yes

Ms. Lindsey Gehring, Zoning Administrator, presented the staff report for Tribute Hamilton Township/ Hamilton Township Pointe Stage 1 PUD Sketch Plan. The property owner is Wal-Mart Stores East, LP, P.O. Box 8050 MS 0555, Bentonville, AR 72716. The applicant is Mr. George Flynn with Lee and Associates. The Parcel IDs for the subject development are 1605251038 and 1605277016 located on Towne Center Blvd., Maineville, OH 45039. Legal Notice was published in the May 1, 2022, edition of *The Journal News*. Notice was mailed to all property owners within 200 feet of the subject parcels.

The request this evening is for a Stage 1 PUD Sketch Plan approval for a mix of residential and commercial uses. The applicant is proposing a mixed-use development which will encompass an amenity driven residential community of approximately 312 up-scale multi-family units. The multi-family buildings will be 4-story buildings with elevators and will be of up-scale, urban design. The amenities will include a clubhouse, pool, sidewalks both throughout the development and around the green space and retention pond.

The commercial aspect of the project will consist of 4 lots including a convenience store, a fast casual restaurant, an oil change store, and a national bank branch.

This project is in keeping with the Hamilton Township Comprehensive Plan as described on pages 50 and 51. In addition, the development will be the catalyst for additional commercial development both across the street and to the south and east as it will provide additional access as described in the Hoptown 2010 Access Management Plan.

The site aerial was reviewed and is just under 27 acres. The commercial developments, referred to as lot 2, will be closer to State Route 48 with the residential buildings on the larger wooded parcel, referred to as lot 1. Lot 1 is currently zoned B-2 General Business with a PUD overlay. Lot 2 is B-2 General Business. Surrounding zoning consists of B-2 General Business and M-1

Light Industry to the North, B-1, B-2 and R-3 to the south, B-2 and R-1 to the east and M-1 to the west. Our Future Land Use plan does show this particular are to be a mixed-use area. Hamilton Township does not have a direct mixed-use zoning category at this time.

The Warren County Throughfare Plan as well as the Hoptown Management Plan highlight that a road, commonly referred to as 'Road A' is required to be developed in this area. This is something that the project developer will be constructing. It will extend off of Towne Center Blvd. to the west and will connect to Grandin Road to the Northwest. The site plan does show one stub street. Access to the commercial lots would be from Towne Center Blvd., while access to the residential complex would be from the proposed road, as well as a second access to the North off of Rivers Bend Drive. There will be two designated open space areas for the residential proposal; open space one consists of 4.0266 acres and open space 2 consists of 2.1498 acres equaling approximately 27.7% of open space which does exceed the minimum requirement of 20%. The commercial open space consists of .8746 acres which equates to approximately 18.8% which also exceeds the 15% minimum requirement. Mailboxes will be located within cluster units in the lobby of each building. The applicant is proposing 618 parking spaces. Two-thirds of the units (208) are expected to be 2 bedrooms; one third (104) will be one-bedroom units. The PUD Sketch Plan Review Procedures were reviewed.

WCRPC heard this development proposal at their April 28, 2022, Executive Committee meeting. RPC Staff stated that they were unable to make a recommendation for the following reasons:

- They stated that the base zoning for the development was missing. The application submitted does not identify the proposed zoning district and it is unclear if the applicant would like to retain the current zoning with modifications in the form of a PUD overlay or propose another base zoning. This information was conveyed to the Township and the Township's responded in the form of a letter addressed to WCRPC. The Hamilton Township Zoning Code allows a mix of uses within a PUD but there is not a base zoning district of "Mixed-Use" in the Township's Zoning Code. This site is identified as "Mixed-Use" on the Future Land Use Map (FLUM).
- The applicant does not provide any deviation from the zoning standards. It is difficult to identify deviation from the base zoning when the base zoning is unknown.
- The submitted site plan varies from the Warren County Subdivision regulations. However, if approved, this should not be construed as a permitted deviation from the subdivision regulations.

The RPC Staff recommends that if the proposal is approved by the Hamilton Township Trustees, approval should not constitute any deviation from the Warren Count Subdivision Regulations or the Warren County Thoroughfare Plan and should comply with the Warren County Subdivision Regulations, the Hamilton Township Zoning Code, and the Warren Thoroughfare Plan. If the application is approved, the addition of the following conditions are recommended:

- The development shall comply with the Warren County Subdivision Regulations and the Hamilton Township Zoning code.
- Prior to PUD Stage 2 approval, the applicant shall verify sewer service and approval from the Warren County Water and Sewer Department.

- Prior to Final Plat approval, the applicant shall obtain access permits and perform a traffic impact that is reviewed and approved by the Warren County Engineer's Office and ODOT.

Chapter 5.6.1. Permitted Uses were reviewed for the Board. Any use may be included within a PUD regardless of the underlying zoning. It is essential however, that the PUD be planned, developed, and operated in accordance with the approved PUD plan. The PUD plan must assure that the uses, structures, and developments are properly integrated with the surrounding area and promote the health, safety, morals, general welfare and provides for a wholesome environment, free of nuisances for the entire community. Development of the PUD property shall comply with the use regulations established during the Stage 1 and Stage 2 PUD plans and the underlying zoning district as determined by the board of township trustees. Ms. Gehring stated that these regulations were included in the presentation because when the Engineer turned in the application, they had mistakenly written that they were applying for a mixed-use zoning; because the township does not have a mixed-use designation, this was held against them at the WCRPC meeting. The applicant is aware that the established zoning will need to be B-2 and R-3 with a PUD.

Staff is recommending approval for the PUD Stage 1 Sketch Plan for property located on Towne Center Blvd., Parcel Ids 1605251038 and 1605277016, Maimeville, OH 45039 with the following conditions: compliance with all regulations of the HTZC, compliance with all Warren County Partner organization conditions, compliance with ODOT conditions, and compliance with any Ohio EPA conditions.

Mr. Kuvin asked for clarification on the existing zoning. Ms. Gehring stated that the larger parcel is B-2 General Business with a PUD; the smaller parcel is B-2 General Business.

Together, the map and general area was reviewed for the Board again.

Ms. Webb asked about the deviations per Warren County regulations. Ms. Gehring believes those references were pertaining to the construction of the access points.

Ms. Webb questioned the open space requirements. Ms. Gehring stated that those details would be discussed during stage 2; tonight, the consideration will be for the overall development layout.

Orientation of the buildings was discussed to face 'Road A'.

Mr. Kuvin questioned why there were not two separate applications since there are two separate parcels in question.

Ms. Gehring stated that the applicant would be able to answer that question.

Mr. Kuvin stated that his idea of mixed-use is a mix of use integrated throughout the overall parcel, this is very clearly two separate parcels and uses.

Ms. Perelman questioned letters of intent for the commercial lots. Ms. Gehring stated that we did not have documentation of those LOI's but it was our understanding that the developer has at least two out of the four.

Ms. Perelman asked if they would be looking to approve just the commercial lots or what they could actually be.

Mr. Kuvin stated that they wouldn't have the authority to recommend approval for what the commercial lots would be.

Several residents from the Indian Lakes subdivision expressed concern over privacy, trespassing, noise, and light pollution as well as water runoff and traffic.

There was an expression of discouragement and disappointment with the applicant not being present.

Ms. Webb made a motion with a second from Ms. Perelman to close the public comments portion of the hearing.

Details to address all concerns expressed this evening, will be a part of Stage 2. Those requirements must be met before an actual zoning certificate may be obtained. Tonight's hearing is very preliminary and all we are looking at is the overall site proposal.

Ms. Webb made a motion with a second from Ms. Perelman to reopen the public comments portion of the meeting.

Concerned citizens spoke about the green space and overall open space for the project in relation to the detention pond and the walking trails. They just want this development to minimize the impact on the existing homes to the south.

Ms. Perelman made a motion with a second from Mr. Kuvin to close the public comments portion of the meeting.

Roll call as follows:	Julie Perelman	Yes
	Randy Kuvin	Yes
	Amanda Webb	Yes

The Board held their public deliberations stating that they did not feel comfortable making a recommendation without the applicant being present.

Ms. Perelman mentioned wanting to dive into the overall township plan to figure out how this plan fits.

Ms. Gehring stated that the comprehensive plan was recently redone, and a copy is available on our website. That document is setting the tone for future of the township and how we would like to move forward. Its not a secret that we are a bedroom community, and we need more commercial growth to help relieve the property tax burdens for our community.

Ms. Perelman made a motion to table the request for the Stage 1 Sketch Plan for parcels on Towne Center Blvd. until the applicant can be present. There was a second from Mr. Kuvin.

Roll call as follows: Randy Kuvin Yes
Amanda Webb Yes
Julie Perelman Yes

With no further business to discuss, Ms. Perelman made a motion to adjourn with a second from Mr. Kuvin.

Roll call as follows: Julie Perelman Yes
Randy Kuvin Yes
Julie Perelman Yes

DRAFT

HAMILTON TOWNSHIP ZONING COMMISSION MEETING
June 13, 2022

The meeting was called to order at 7:02 p.m.

Members present: Dan Riegner
Amanda Webb
Randy Kuvin
Brady Hood

Mr. Dan Riegner explained the meeting process and swore in all persons wishing to give testimony during this hearing.

Ms. Lindsey Gehring, Zoning Administrator, apologized for the meeting in May where there was some confusion on meeting dates.

Next she presented the staff report for Tribute Hamilton Township/ Hamilton Township Pointe Stage 1 PUD Sketch Plan. The property owner is Wal-Mart Stores East, LP, P.O. Box 8050 MS 0555, Bentonville, AR 72716. The applicant is Mr. George Flynn with Lee and Associates. The Parcel IDs for the subject development are 1605251038 and 1605277016 located on Towne Center Blvd., Maineville, OH 45039. Legal Notice was published in the May 29, 2022, edition of *The Journal News*. Notice was mailed to all property owners within 200 feet of the subject parcels.

The request this evening is for a Stage 1 PUD Sketch Plan approval for a mix of residential and commercial uses. The applicant is proposing a mixed-use development which will encompass an amenity driven residential community of approximately 312 up-scale multi-family units. The multi-family buildings will be 4-story buildings with elevators and will be of up-scale, urban design. The amenities will include a clubhouse, pool, sidewalks both throughout the development and around the green space and retention pond.

The commercial aspect of the project will consist of 4 lots including a convenience store, a fast casual restaurant, an oil change store, and a national bank branch.

This project is in keeping with the Hamilton Township Comprehensive Plan as described on pages 50 and 51. In addition, the development will be the catalyst for additional commercial development both across the street and to the south and east as it will provide additional access as described in the Hoptown 2010 Access Management Plan.

The site aerial was reviewed and is just under 27 acres. The commercial developments, referred to as lot 2, will be closer to State Route 48 with the residential buildings on the larger wooded parcel, referred to as lot 1. Lot 1 is currently zoned B-2 General Business with a PUD overlay. Lot 2 is B-2 General Business. Surrounding zoning consists of B-2 General Business and M-1 Light Industry to the North, B-1, B-2 and R-3 to the south, B-2 and R-1 to the east and M-1 to the west. Our Future Land Use plan does show this particular are to be a mixed-use area. Hamilton Township does not have a direct mixed-use zoning category at this time.

The Warren County Throughfare Plan as well as the Hoptown Management Plan highlight that a road, commonly referred to as 'Road A' is required to be developed in this area. This is something that the project developer will be constructing. It will extend off of Towne Center Blvd. to the west and will connect to Grandin Road to the Northwest. The site plan does show one stub street. Access to the commercial lots would be from Towne Center Blvd., while access to the residential complex would be from the proposed road, as well as a second access to the North off of Rivers Bend Drive. There will be two designated open space areas for the residential proposal; open space one consists of 4.0266 acres and open space 2 consists of 2.1498 acres equaling approximately 27.7% of open space which does exceed the minimum requirement of 20%. The commercial open space consists of .8746 acres which equates to approximately 18.8% which also exceeds the 15% minimum requirement. Mailboxes will be located within cluster units in the lobby of each building. The applicant is proposing 618 parking spaces. Two-thirds of the units (208) are expected to be 2 bedrooms; one third (104) will be one-bedroom units. The PUD Sketch Plan Review Procedures were reviewed.

WCRPC heard this development proposal at their April 28, 2022, Executive Committee meeting. RPC Staff stated that they were unable to make a recommendation for the following reasons:

- They stated that the base zoning for the development was missing. The application submitted does not identify the proposed zoning district and it is unclear if the applicant would like to retain the current zoning with modifications in the form of a PUD overlay or propose another base zoning. This information was conveyed to the Township and the Township's responded in the form of a letter addressed to WCRPC. The Hamilton Township Zoning Code allows a mix of uses within a PUD but there is not a base zoning district of "Mixed-Use" in the Township's Zoning Code. This site is identified as "Mixed-Use" on the Future Land Use Map (FLUM).
- The applicant does not provide any deviation from the zoning standards. It is difficult to identify deviation from the base zoning when the base zoning is unknown.
- The submitted site plan varies from the Warren County Subdivision regulations. However, if approved, this should not be construed as a permitted deviation from the subdivision regulations.

The RPC Staff recommends that if the proposal is approved by the Hamilton Township Trustees, approval should not constitute any deviation from the Warren Count Subdivision Regulations or the Warren County Throughfare Plan and should comply with the Warren County Subdivision Regulations, the Hamilton Township Zoning Code, and the Warren Thoroughfare Plan. If the application is approved, the addition of the following conditions are recommended:

- The development shall comply with the Warren County Subdivision Regulations and the Hamilton Township Zoning code.
- Prior to PUD Stage 2 approval, the applicant shall verify sewer service and approval from the Warren County Water and Sewer Department.
- Prior to Final Plat approval, the applicant shall obtain access permits and perform a traffic impact that is reviewed and approved by the Warren County Engineer's Office and ODOT.

Chapter 5.6.1. Permitted Uses were reviewed for the Board. Any use may be included within a PUD regardless of the underlying zoning. It is essential however, that the PUD be planned, developed, and operated in accordance with the approved PUD plan. The PUD plan must assure that the uses, structures, and developments are properly integrated with the surrounding area and promote the health, safety, morals, general welfare and provides for a wholesome environment, free of nuisances for the entire community. Development of the PUD property shall comply with the use regulations established during the Stage 1 and Stage 2 PUD plans and the underlying zoning district as determined by the board of township trustees. Ms. Gehring stated that these regulations were included in the presentation because when the Engineer turned in the application, they had mistakenly written that they were applying for a mixed-use zoning; because the township does not have a mixed-use designation, this was held against them at the WCRPC meeting. The applicant is aware that the established zoning will need to be B-2 and R-3 with a PUD.

Staff is recommending approval for the PUD Stage 1 Sketch Plan for property located on Towne Center Blvd., Parcel Ids 1605251038 and 1605277016, Maineville, OH 45039 with the following conditions: compliance with all regulations of the HTZC, compliance with all Warren County Partner organization conditions, compliance with ODOT conditions, and compliance with any Ohio EPA conditions.

Ms. Webb questioned the parking spaces. Ms. Gehring stated that the current proposal of 618 is consistent with the requirements of our zoning code. However, the official details of parking and landscaping will be reviewed at Stage 2.

Mr. Kuvin asked if the Stage 1 process is just to rezone. Ms. Gehring stated that a rezone is part of the process and the goal this evening is to consider the B-2 General Business with a PUD for the entire project. However, we also review the site layout as part of the sketch plan review process. Regardless of the base zoning, there are several permitted uses within a PUD.

Mr. George Flynn spoke on behalf of the project stating that his company likes doing the mixed-use projects. This particular proposal does keep in line with the surrounding zoning designations of the area.

Michael Copfer with Hills Properties spoke on behalf of their work and the expectations with the property development stating that they market to young professionals and empty nesters. He commented on the walking trails, pocket parks as well as a clubhouse with a pool and fitness center. He spoke on a proposal to modify the location of the access drive to help alleviate some concerns with headlights from vehicles.

Orientation of the buildings and access point were discussed.

Mr. Kuvin questioned if staff had evaluated the change in access.

Ms. Gehring stated that this is a fairly new proposal. This change was made in relation to some discussions about fire apparatus access and addressing light pollution concerns for the residents located to the south of the property.

Mr. Riegner asked why two separate applications were not submitted since we are considering two separate parcels.

One application was submitted because we are reviewing this as one project.

Mr. Hood likes the new layout proposal showing access on Towne Center Boulevard instead of 'Road A'.

Ms. Webb asked if the developer will be obtaining land or signing an easement agreement to construct the road further past their property line.

Mr. Flynn commented that the reasoning for the road construction is because Warren County is requiring it. They will just be stubbing the road to the edge of their property and then the remaining construction would take place at a later time.

Jim Obert with Hills properties stated that he is the landscape architect for the project. He stated that the parking spaces are 9 foot wide. They are looking at buffers to block light pollution. They would like 40% of the available units to have garage access. Stage 1 is basically a bubble diagram, and they are willing to work with everyone to make this project successful and find good solutions. He did state that all of their buildings will be fully sprinklered to help with fire control.

Mr. Riegner opened the meeting to public comments asking those wishing to speak in favor of the development step forward first.

Mr. Dan Phipps stated that he is a neutral party not necessarily in favor of the project or against it. He spoke on the background of how the processes came about for the PUD approval process stating that the Board should consider the health, safety, and wellness of the effects on the community.

Several residents from the Indian Lakes subdivision expressed concern over privacy, trespassing, noise, and light pollution as well as water runoff and traffic.

Mr. George Flynn addressed some of the concerns stating that they have been in contact with Warren County Water and Sewer, and they are aware of the project. The developer will comply with the regulations and requirements that the County departments set. He stated that this is not a cheap project that they will be constructing.

Michael Copfer commented that these are high end apartments that Hills will always manage therefore they will never become section 8 housing. The cheapest rent will be around \$1,250. The Hills properties typically have residents relating to doctors, nurses, teachers, and retirees.

Mr. Kuvin shared that he is still having a hard time with the mixed-use consideration. He asked how the development plan would be different if the project was put forward as an individual application with just the one parcel.

Mr. Copfer explained that the idea is to have it mixed use to allow for the residents living in the apartments to have the option to walk throughout this Towne Center area to access commercial lots and businesses that will benefit them.

Mr. Kuvin continued to question the integration of businesses on one parcel with the residential apartments.

Mr. Flynn commented on the watershed comments stating that the engineers will review this pond and suggest the appropriate changes to mitigate those water concerns. The developers are open to taking the walking trail around the pond off of the table. They just wanted to offer active space for their residents and township residents alike. They want to be as neighborly as possible.

Mr. Hood made a motion with a second from Mr. Kuvin to close the floor to public comments to begin deliberations.

Roll call as follows:	Brady Hood	Yes
	Dan Riegner	Yes
	Amanda Webb	Yes
	Randy Kuvin	Yes

Mr. Riegner asked when a traffic study was conducted.

Mr. Flynn stated that it was just submitted to the Warren County Engineers office for review.

Ms. Webb asked if the additional commercial uses were included in the traffic study?

Mr. Flynn stated that all aspects were included for residential and commercial.

Mr. Kuvin expressed a lack of concern about the commercial pieces of the proposal. He reiterated that he is struggling with the general PUD proposal because he believes it is providing too much flexibility.

Mr. Hood stated that it sounds like semantics because the end is the same. The core issue is that the Township does not have a defined 'Mixed-use- designation', however if they requested to change the zoning differently, it would come back before this board and the same consideration would apply for commercial and residential. He stated that he does like the change of the access road to mitigate headlight concerns. The core of the decision tonight should be is it okay to put apartments on this parcel with a commercial use proposal as well. He continued his discussion on the future of the Township and our business district as well as the construction of the road that is required to be installed.

Ms. Webb understands the struggle with the PUD concept however if another application comes in for this parcel, it still has to come before the appropriate boards. She stated that this would give the township some flexibility. She would like to see more on the walking trail and parking but understands that those details will be part of Stage 2.

Ms. Webb made a motion to give a positive recommendation for the Stage 1 Sketch Plan for to include staff recommendations of compliance with requirements in the Hamilton Township Zoning Code, compliance with all Warren County Partner Organizations, compliance with ODOT conditions, and compliance with Ohio EPA conditions. There was a second from Mr. Hood.

Roll call as follows:	Amanda Webb	Yes
	Brady Hood	Yes
	Randy Kuvin	No
	Dan Riegner	Yes

Mr. Hood made a motion to approve the meeting minutes from February 14, 2022, as presented. There was a second from Ms. Webb.

Roll call as follows:	Brady Hood	Yes
	Dan Riegner	Yes
	Amanda Webb	Yes
	Randy Kuvin	Yes

Mr. Hood made a motion to table the May 9th, 2022, meeting minutes due to a lack of quorum present at that meeting. There was a second from Ms. Webb.

Roll call as follows:	Brady Hood	Yes
	Amanda Webb	Yes
	Randy Kuvin	Yes
	Dan Riegner	Yes

With no further business to discuss, Mr. Hood made a motion to adjourn with a second from Ms. Webb.

All in favor. Aye.

HAMILTON TOWNSHIP ZONING COMMISSION MEETING
July 11, 2022

The meeting was called to order at 7:02 p.m.

Members present: Randy Kuvin
Julie Perelman
Brady Hood

Assistant Law Director, Mr. Brodi Conover, explained the items before the board this evening and the meeting process. He also swore in all persons wishing to give testimony during this hearing.

Ms. Lindsey Gehring, Zoning Administrator, presented the staff report for the first agenda item being a Zoning Map Amendment for 6301 State Route 48, Maineville, OH 45039. *HTZC Chapter 3.7.4.* stipulates the review criteria for zoning map amendments before the Zoning Commission Board. The property owner is Mr. Matthew Bergantino. The applicant and spokesperson this evening is Ms. Anne McBride. Legal Notice was published in the June 26, 2022, edition of *The Journal News*. Notice was mailed to all property owners within 200 feet of the subject parcels.

The applicant is requesting a zoning amendment from R-1 Single Family Residence to B-2 General Business. This zone change is intended to allow the property to be included in the proposed Kroger development. This property will be utilized for the extension of Towne Center Boulevard, stormwater management areas, as well as landscaping and signage for the Kroger Marketplace development. The Warren County Thoroughfare Plan and the Hoptown Access Management Plan show that the extension of Towne Center Blvd. will align with the existing intersection of Towne Center Blvd. and State Route 48 to the west. There will also be a road connection from Grandin Road to the North. Current Zoning is R-1 single family. Surrounding Zoning consists of B-1 Neighborhood Business and B-2 General Business to the north, B-2 General Business and R-2 Two Family Residence, B-2 General Business to the south, and B-1 Neighborhood Business and B-2 General Business to the west. Our future land use plan does depict this general area as being the commercial corridor for Hamilton Township.

The Warren County Regional Planning Commission heard this zoning amendment at their June 23, 2022, Executive Committee meeting. With a vote of 11 yes, 0 no, and 1 abstention, the Regional Planning Commission is recommending approval of this zone change.

Staff is not aware of any additional comments from County partner organizations therefore staff is recommending approval of the Zoning Amendment from R-1 Single Family Residence to B-2 General Business subject to the conditions of being complaint with all Warren County Partner Organization requirements.

Mr. Kuvin invited the applicant to speak.

Ms. Anne McBride with McBride Dale Clarion is representing the applicant this evening. The property in question is approximately 6.4 acres. The primary focus of the property will be for the Towne Center Blvd. extension so the bulk of it will be Right-of-way for a public street. Included in that will be two detention basins for the Kroger development to the North as well as landscaping. The property itself is only about 200 feet wide so to develop it as a commercial piece by itself would be kind of hard. The applicant will be dedicating right-of-way on State Route 48 consistent with the Thoroughfare Plan and this proposal is also consistent with the Hamilton Township Comprehensive Plan that was recently passed.

Mr. Kuvin invited audience members for and against the proposal to speak. Hearing none, Mr. Hood made a motion with a second from Ms. Perelman to close public comments.

Roll call as follows:	Brady Hood	Yes
	Randy Kuvin	Yes
	Julie Perelman	Yes

Mr. Hood commented that this follows the future plans for this area.

Mr. Hood made a motion to approve the Zoning Amendment as requested. There was a second from Ms. Perelman.

Roll call as follows:	Julie Perelman	Yes
	Randy Kuvin	Yes
	Brady Hood	Yes

Next, Ms. Gehring, Zoning Administrator, presented the staff report for the PUD Stage 2 Preliminary Plan Review for Kroger. The property owners are Ms. Maria Rombes and Mr. Terry Knecht. The applicant and spokesperson this evening is Ms. Anne McBride. Addresses to consider are as follows: Parcel ID: 16064000140- 6186 South State Route 48, Maineville, OH 45039, Parcel ID: 16064000170- 6216 South State Route 48, Maineville, OH 45039, Parcel ID: 16064000180- South State Route 48, Maineville, OH 45039, Parcel ID: 16052260011- 6274 South State Route 48, Maineville, OH 45039, and Parcel ID: 16052260012- South State Route 48, Maineville, OH 45039. Legal Notice was published in the June 26, 2022, edition of *The Journal News*. Notice was mailed to all property owners within 200 feet of the subject parcels.

Kroger has obtained an option to purchase 5 parcels totalling 22.6 acres, located on the east side of State Route 48, south of Grandin Road in Hamilton Township, Warren County, OH. The plans include a 123,722 square-foot Kroger Marketplace Store as well as a Kroger Fuel Center with 9 pumps and 3 commercial outlots for future development. Access for the development would be from an extension of Grandin Road to the north as well as a proposed extension of Towne Center Blvd. to the South. The development would include a pharmacy drive-thru on the northern side of the building, with two service lanes and stacking for five cars. The drive-thru area is also planned for two lanes to serve a financial institution. A total of 15 online pickup spaces are proposed on the north side of the building. The Kroger store would be serviced by 611 parking spaces to include 20 handicap spaces, located at the front of the store.

Open space is proposed at 37% of the site not including the 3 commercial outlots. This does

exceed the minimum requirement of 15% per *HTZC Chapter 5.6.3.B*. Each of the three outlots are approximately .95 acres and will require their own zoning certificates before occupancy. Signage sizing shall be established during the PUD review process but will be approved via a separate zoning certificate.

The site aerial was reviewed for the 22.6 acres. Current zoning is B-2 General Business with a PUD overlay. Surrounding zoning consists of B-1 Neighborhood Business and B-2 General Business to the north, B-2 General Business and R-2 Two Family Residence, B-2 General Business to the south, and B-1 Neighborhood Business and B-2 General Business to the west. Our Future Land Use plan does show this particular area as the commercial corridor for Hamilton Township. There are two access points: one from Grandin Road to the north as well as the extension of Towne Center Blvd. to the south. The PUD does encompass 3 additional commercial outlots. There are three total detention basins proposed for this development and proper landscaping scattered throughout as well. Building renderings were reviewed as well as the fuel center. Kroger has changed their signage package to reduce the number of signs installed on their buildings. Aside from one monument sign, there will be the large Kroger identifier on the front of the building as well as the pharmacy drive thru signage and Starbucks. The northern elevation will consist of signs for the drive-thru canopies as well as the click list pick-up. The eastern elevation will have clearance heights and directional signage for the loading dock and canopy.

HTZC Chapter 5.5.5 explains the Stage 2 PUD review criteria. Ms. Gehring did review the criteria for the record.

WCRPC heard this development proposal at their June 23, 2022, Executive Committee meeting. With a vote of 11 yes, 0 no, and 1 abstention, RPC recommends approval of the Kroger PUD Stage 2 Preliminary Plan subject to the following conditions:

1. The development shall comply with The Hamilton Township Zoning Code in the effect at the time of the adoption of PUD Stage 1 and the PUD Stage 1 resolution adopted by the Hamilton Township Trustees.
2. The internal vehicle circulation shall be reviewed and approved by the Warren County Engineer's Office.
3. Compliance with the Warren County Soil & Water Conservation District (SWCD) standards. Approval of the erosion and sediment control plan by the Warren County Soil (SWCD) prior to earth-moving activities.
4. A stormwater management plan shall be reviewed and approved by the Warren County Engineer's Office.
5. The Ohio Department of Transportation (ODOT) and the Warren County Engineer's Office shall review and approve the traffic impact analysis. Any road improvements

deemed necessary by ODOT and/or the Warren County Engineers shall be installed by the developer. The ODOT and the Warren County Engineer's Office shall determine the timing of improvements.

6. Compliance with the Warren County Thoroughfare Plan, Hoptown Plan, and the Hamilton Township Comprehensive Plan and comply with the below:
 - a. Towne Center Boulevard shall be extended to the east and south property lines.
 - b. Grandin Road shall be extended to the south property line.
 - c. A connector to the south.

This may be achieved through the dedication of public rights-of-way and utility easements.

7. Access to the PUD from Towne Center Boulevard shall be from an approved public roadway that complies with the Warren County Thoroughfare Plan.
8. Access for the outlots shall be limited to internal access and no additional curb cuts along State Route 48 are permitted. Cross access easements for each outlot shall be provided.
9. Compliance with the Warren County Water & Sewer Department standards and requirements. Any improvements or requirements deemed necessary to support the proposed uses shall be installed by the developer.
10. Compliance with the Warren County Health Department standards and requirements for the proposed plumbing and retail food establishments.
11. Verification from Hamilton Township that the proposed site lighting complies with the Hamilton Township Zoning Code.
12. Sidewalks shall be installed along all frontage roads, which include State Route 48, Towne Center Boulevard, and Grandin Road, and have a width of no less than 6 feet. The sidewalks shall connect to all internal sidewalk connections.
13. Dumpster locations shall be enclosed and screened in accordance with Section 8.5.5 of the Hamilton Township Zoning Code.

14. An association shall be established for the maintenance of the common open space, stormwater management facilities, and any other community amenities.
15. The southern parcel #16052260020 shall not be included in the overall PUD open space calculation. The applicant shall submit revised open space calculations for the PUD and shall establish that open space as the minimum required.

Partner Organization comments are as follows:

Warren County Engineer's Office requirements



1. Access permits are required from both the Ohio Department of Transportation (ODOT) for the proposed Towne Center Blvd connection to SR 48 and Warren County Engineer's Office for the Grandin Road and the internal streets.
2. Additional lanes are necessary between SR 48 and the west drive for the Kroger's and outlots as shown on the site plan. The typical street section in the Warren County Thoroughfare Plan includes R/W to 9.5-foot minimum behind the curb and gutter and a 15-foot public utility easement both sides of the street. The final right-of-way width required in this section to accommodate future utilities, roadside signage, and grading will be determined after consultation with the design engineer.
3. The Warren County Engineer's Office considered and agreed to modifications in the proposed roadway network shown in the Warren County Thoroughfare Plan and Hoptown 2010 Plan to balance public transportation needs with the associated benefits/impacts to the proposed development. Modifications included i) the elimination of the Grandin Road extension to Towne Center Boulevard, and ii) deferring Owner's construction of the segment of Towne Center Boulevard between the east site drive to the east line of the development. To facilitate the future construction of the remaining portion of Towne Center Boulevard (by others), the Owner will provide the construction plans for Towne Center Boulevard construction from SR 48 to the east property line, right-of-way and cross-access easements in conformance with the 2010 Hoptown Plan, and associated grading and drainage easements necessary for the proposed construction of Towne Center Boulevard in this phase and the future phase. Notably, a tax increment financing agreement between the Owner and Hamilton Township is anticipated to fund the majority, if not all, of the design and improvements described herein.
4. Grading behind the curb and gutter to meet the clear zone recommendations that are recommended in the ODOT Location & Design manual.
5. Sidewalk may be extended along SR 48 with each outlot provided that the site grading plan will include enough detail in the design of the future walk to ensure that the walk will be constructed with each outlot so that the finished walk is constructed along a location and profile meeting ADA standards. The minimum sidewalk width is 6-ft where the proposed walk is situated closer than 2-feet from the back of curb/gutter.
6. Final design of the storm water facilities to meet the Warren County Storm Water Management design standards.

Ohio Department of Transportation

- Staff is not aware of any conditions at this time. Prior to PUD Stage 3 Trustee approval, staff will contact ODOT to notify of the proposed change in use and two access points for the site.

Warren County Soil & Water Conservation District

- An Earth Disturbing Permit will be required before ground is broken. If there are any existing streams or ponds on site, an environmental assessment will be required to determine jurisdictional authority and necessary permitting.

Warren County Water & Sewer Department

- The Layout Plan and the Utility Plan do not show a utility easement along State Route 48. An easement will likely be needed to extend gravity sewer and water to the outlots.

Warren County Health Department and/or Ohio EPA

- The proposal indicates that the properties will be served by both public sewer and public water and is therefore not under the health districts jurisdiction for those utilities. The property owners, or their designee, must contact the Warren County Health District regarding plumbing permits and plan review for the food facilities.

Staff is recommending approval of the Kroger PUD Stage 2 Preliminary Plan subject to the following conditions:

1. Compliance with the Warren County Regional Planning Commission conditions or as stipulated on the Stage 2 Preliminary Development Plan as provided for by Section 5.5.5 (F) (7).
2. Compliance with all Warren County partner organization conditions.
3. Compliance with ODOT conditions.
4. Compliance with any Ohio EPA conditions.

Ms. Perelman asked about the location of the fuel center and the extension of Grandin Road.

Ms. Gehring explained that the fuel center will sit out front along State Route 48 in line with the other 3 commercial outlots. Grandin Road is currently stubbed to the east. There is an existing building that the road will curve past.

Mr. Kuvin asked if there has been a Traffic Impact Analysis. Ms. Gehring explained that there has. ODOT did not provide any additional comments on the TIS however they will make sure that all requirements will be met before we can sign off on an official zoning certificate for the Kroger building.

Mr. Kuvin invited the applicant to speak.

Ms. Anne McBride stated that she is representing Kroger this evening however there are several members from Kroger present in the event that there are certain questions she cannot answer. They are seeking approval a Stage 2 PUD Preliminary Plan application for 22.6 acres. The store will be 123,722 square feet. The fuel center will be the first of 4 outlots and will have 9 pumps and an employee kiosk. The other 3 outlots will have to come before this commission once they are ready for development. There will not be direct access into any of the lots from State Route 48; only from Towne Center Blvd. and the Grandin Road extensions. Lighting will be LED which is more efficient and easier to control the illumination of the overall site. Landscaping will

be both interior and perimeter. Planned open space does exceed the requirements per the zoning code. The store design is the newest option that Kroger is offering. Stormwater management consists of two smaller detentions proposed along the parcel voted on first this evening as well as a larger detention basin at the rear of the store. The store represents an approximately twenty-five-million-dollar investment into Hamilton Township that is consistent with the Comprehensive Plan.

Ms. Perelman asked if a financial institution is part of the proposal.

Ms. McBride stated that the initial submittal did include a financial institution, but more recent discussions have turned that into a maybe.

Ms. Perelman asked if the Towne Center extension will connect to the existing Shooters.

Ms. Gehring explained that when Shooters was approved, the requirement was that if this area developed, they would need to relocate their full access onto Towne Center.

A gentleman who is a partner for the current building known as 'Klairs' asked about the conditions of Grandin Road and if the extension was approved as proposed.

Mr. Hood reminded that the conditions of the Engineer's Office mentioned that the modifications of the extension were approved to eliminate the extension from Grandin to Towne Center so that could be why the plans look a little different than the Thoroughfare Plan.

Mr. Hood made a motion with a second from Ms. Perelman to close the public comments portion of the hearing.

Roll call as follows:	Julie Perelman	Yes
	Randy Kuvin	Yes
	Brady Hood	Yes

Mr. Hood commented that between the Engineers Office, ODOT and RPC pretty much covered everything. So, he doesn't have much to discuss. The other members agreed.

Ms. Perelman made a motion to recommend approval of the Kroger PUD Stage 2 Preliminary Plans subject to the conditions set forth by the Warren County Regional Planning Commission, ODOT and any Ohio EPA conditions. There was a second from Mr. Hood.

Roll call as follows:	Brady Hood	Yes
	Randy Kuvin	Yes
	Julie Perelman	Yes

With no further business to discuss, Mr. Hood made a motion to adjourn with a second from Ms. Perelman.

All in favor.