

The Board of Trustees of Hamilton Township, County of Warren, Ohio, met at a regular meeting at 6:00 p.m. on August 21, 2024 at Hamilton Township, Warren County, Ohio, with the following Trustees present:

Darryl Cordrey- Trustee, Board Chair
Joe Rozzi – Trustee, Vice Chair
Mark Sousa - Trustee

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

**HAMILTON TOWNSHIP, WARREN COUNTY OHIO
RESOLUTION NUMBER 24-0821A**

**RESOLUTION APPROVING A SITE PLAN WITH CONDITIONS FOR
APPROXIMATELY .95 ACRES OF REAL PROPERTY LOCATED AT 148 TOWNE
CENTER BOULEVARD, OUTLOT 2**

WHEREAS, Kroger Limited Partnership I (the “Owner”) is the owner of approximately .95 acres of real property located 148 Towne Center Boulevard, lot 2, Maineville, Ohio 45039 and designated as Warren County Auditor’s Parcel No. 1605226018 (the “Property”);

WHEREAS, the Property is currently zoned General Business Zone (B-2) PUD;

WHEREAS, Permit Solutions (the “Applicant”), on behalf of the Owner, submitted an application (the “Application”) to Hamilton Township for a site plan review of the Property to allow for construction of a 3,694 square foot restaurant building;

WHEREAS, the Hamilton Township Zoning Code states that a restaurant use is a permitted use within the B-2 Zone;

WHEREAS, the Hamilton Township Board of Trustees held a public hearing on the Application on August 7, 2024, at which time the Trustees determined that the site plan complied with the Township’s Zoning Code and voted to approve the Application, subject to certain conditions.

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

SECTION 1. The Board of Township Trustees of Hamilton Township finds that the Application presented at their August 7, 2024, public hearing for the McDonald’s site plan is a viable plan for the development of the B-2 General Business zone provided certain conditions are met.

SECTION 2. The Board finds the McDonald’s site plan would be of benefit to the residents of Hamilton Township.

SECTION 3. The Board grants approval of the Application for site plan approval of the McDonald's subject to the conditions as set forth on Exhibit A attached hereto as if fully rewritten herein.

SECTION 4. Any requirement that this resolution be read on two separate days is hereby waived and the resolution shall be approved upon one reading.

SECTION 5. This Resolution shall take effect on the earliest date allowed by law.

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

Darryl Cordrey -	Aye <u>✓</u>	Nay _____
Joseph P. Rozzi -	Aye <u>✓</u>	Nay _____
Mark Sousa -	Aye <u>✓</u>	Nay _____

Resolution adopted this 21st day of August, 2024.

Attest:

Leah M. Elliott
Leah M. Elliott, *Fiscal Officer*

Approved as to form:

Ben Yoder
Ben Yoder, *Law Director*

I, Leah M. Elliott, Fiscal Officer of Hamilton Township, Warren County, Ohio, hereby certify that this is a true and accurate copy of a Resolution duly adopted by the Board of Trustees of Hamilton Township, County of Warren, Ohio, at its regularly scheduled meeting on August 21, 2024

Date: 8/21/24

Leah M. Elliott
Leah M. Elliott, *Fiscal Officer*

EXHIBIT A

The approval of the site plans is subject to the following conditions:

In accordance with the motion adopted August 7, 2024.

The Site Plan for McDonald's to construct a restaurant located at 148 Town Centre Boulevard, lot 2, Maineville, OH 45039 with the following conditions:

- 1) Compliance with all regulations in the *Hamilton Township Zoning Code*.**
- 2) Meet the requirements of all Warren County partner organizations.**