

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

Darryl Cordrey – Trustee, *Board Chairman*  
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 24-1106D**

**RESOLUTION APPROVING A SITE PLAN WITH CONDITIONS FOR  
APPROXIMATELY .787 ACRES OF REAL PROPERTY LOCATED AT 71 TOWNE  
CENTER BOULEVARD**

**WHEREAS**, Hamilton Pointe (the “Owner”) is the owner of approximately .787 acres of real property located 71 Towne Center Boulevard, Maineville, Ohio 45039 and designated as Warren County Auditor’s Parcel No. 1605277018 (the “Property”);

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

**WHEREAS**, Driven Brands, Inc. (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 1,700 square foot commercial building;

**WHEREAS**, the Hamilton Township Zoning Code states that automotive service commercial 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 May 1, 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 May 1, 2024, public hearing for the Hamilton Pointe Property site plan is a viable plan for the development of the B-2 General Business provided certain conditions are met.

**SECTION 2.** The Board finds the Hamilton Pointe 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 Hamilton Pointe 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	<input checked="" type="checkbox"/>	Nay	<input type="checkbox"/>
Joseph P. Rozzi -	Aye	<input checked="" type="checkbox"/>	Nay	<input type="checkbox"/>
Mark Sousa -	Aye	<input checked="" type="checkbox"/>	Nay	<input type="checkbox"/>

Resolution adopted this 6th day of November, 2024.

Attest:

Leah Elliott  
Leah M. Elliott, *Fiscal Officer*

Approved as to form:

Ben Yoder  
Benjamin J. Yoder, Law Director

I, Leah 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 November 6, 2024.

Date: 11/6/24

Leah Elliott  
Leah M. Elliott, *Fiscal Officer*

## **EXHIBIT A**

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

In accordance with the motion adopted May 1, 2024

**The Site Plan for Hamilton Pointe to construct a commercial facility located at 71 Towne Center Boulevard, 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.**
- 3) Working with our Fire Department to ensure apparatus accessibility to the site.**