

The Township of Hamilton, Warren County, Ohio Board of Trustees met in regular session on September 18, 2024, at 6:00 p.m. at Hamilton Township, Warren County, Ohio, with the following Trustees present:

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

Mr. Cordrey presented the following Resolution and moved its adoption:

**HAMILTON TOWNSHIP, WARREN COUNTY, OHIO
RESOLUTION NUMBER 24-0918B**

**A RESOLUTION SUPPORTING A VARIANCE TO THE HOPTOWN PLAN COMPONENT
OF THE WARREN COUNTY THOROUGHFARE PLAN TO ACCOMMODATE
COMERCIAL DEVELOPMENT AT THE INTERSECTION OF SR 48 AND US 22/3**

WHEREAS, the vacant property at the northeast corner of the intersection of SR 48 and US 22/3 has been zoned for commercial development, marketed unsuccessfully, and has been designated for commercial development for decades on the Hamilton Township Land Use Plan, and;

WHEREAS, the subject property is the premier commercial corner within Hamilton Township and holds the most immediate benefit to diversify the tax base and obtain the types of retail options that residents desire, and;

WHEREAS, a developer now has an option to purchase the land for a desirable commercial development, to include as many as five new buildings for retail and restaurant uses and has strong interest from national retailers who desire to make investments at the site, and;

WHEREAS, the Hoptown Plan component of the Warren County Thoroughfare Plan is decades old and recommends that a public street consume developable land needed for building location to connect US 22/3 with Towne Center Blvd., which would cause the community to lose the proposed commercial development, and;

WHEREAS, reduction in developable land reduces the property value and function, which is contrary to the Hoptown Plan, and;

WHEREAS, adding a large volume of through traffic less than 600 feet from the intersection of SR 48 and US 22/3 does not reduce the traffic issue the Hoptown connector is intended to relieve, and it would be more functional and beneficial to locate a connector road from Towne Center Boulevard to US 22/3 further to the east than this property at the corner; and

WHEARAS, the goal of the Hoptown Plan to have interconnectivity can still be achieved as the developer owns the adjacent parcel to the north and can record cross access easements to connect the subject property to the new extension of Towne Center Boulevard, adjacent developments, and US 22/3.

WHEREAS, there is precedence for modifying the Hoptown Plan when it was done recently to accommodate the new Kroger store on State Route 48.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of Hamilton Township, Warren County, Ohio that a variance to the Hoptown Plan component of the Warren County Thoroughfare Plan be supported to accommodate commercial development at the intersection of SR 48 and US 22/3.

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

Joseph P. Rozzi –	Aye <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>
Mark Sousa	Aye <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>
Darryl Cordrey	Aye <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>

Resolution adopted this 18th day of September, 2024.

Attest:

Leah Elliott

Leah M. Elliott, Fiscal Officer

Approved as to form:

Benjamin J. Yoder
Benjamin J. 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 September 18th, 2024.

Date: 9/18/2024

Leah Elliott
Leah M. Elliott, Fiscal Officer