

## **Staff Report for Sugarcreek Township Trustees November 13, 2014 thru November 25, 2014**

The following information is a snap shot of the activities and areas of responsibilities for Sugarcreek Township Fire Department. This report is prepared to keep the Board of Trustees informed and the citizen apprised of their Fire Department. If further information is need or explained, please contact Chief Pavlak at 937-848-7344.

### **Trainings:**

DP& L Hot Electrical Training  
Fire Investigations

### **Statistics:**

Fire Responses-28  
EMS Responses-29

### **PERSONNEL:**

We are in the process of hiring volunteer Firefighter/EMT's and Part time Firefighter/EMT's. Physical Agility Testing is now being held as needed.

### **Accomplishments/Information:**

- Chief Pavlak attended work session and Trustee meeting
- Image Trend transition and training is moving forward
- Fire Marshal Trepanier attended TRC meeting at Centerville
- Preparing to file 2014-2015 AFG/FEMA grants. Fire Station exhaust systems for Station 72
- Met with MBI Solutions reference Medical Billing Recovery
- Captain Johnson attended MMRS meeting
- Instructed 235 students CPR at Bellbrook High School
- Interviewed Candidate for Volunteer Fire position
- Captain Johnson attended Greater Miami Valley EMS Council meeting
- Fire Marshal reviewing several sets of new construction plans and site drawings
- The Taft's dry hydrant cistern is installed. We are awaiting a couple fittings to do test flows
- Crew attended Costco VIP event and Grand Opening



Michael A. Brown  
Chief of Police

## Trustee Report December 1, 2014

### Training

- On December 17<sup>th</sup>, Officer Stayer and Detective Coltrane will be attending *Beyond the Silence: Forensic Interviewing*.
- No other classes scheduled.

### Public Appearances

- On November 20<sup>th</sup>, Chief Brown attended the Greene County Law Enforcement Association Luncheon.
- The police department picked up our (2) new cars. Thanks to Gary Branstetter for putting it all together.
- On November 26<sup>th</sup>, Chief Brown attended the Montgomery County Chief's Luncheon.
- A special "Thanks" to Mr. Marty Grunder for providing pizzas for our officers on November 26<sup>th</sup>.

### Statistics

- Available next meeting

Fiscal

Budget 2014 (Final Appropriation)	\$2,435,600.00
Expenditures as of November 30, 2014	\$2,111,076.73
% of Budget Used	86%
% of Budget Year Target for the end of November	91.3%
% of Budget Remaining	14%
Cash Balance as of November 30, 2014	\$1,006,384.02

Respectfully submitted,



Michael A. Brown  
Chief of Police



Michael A. Brown  
Chief of Police

## Police Blotter

### November 12, 2014

- An aided case was taken by an officer on Lower Bellbrook Road
- A theft report was taken on Wilmington Pike

### November 13, 2014

- Nothing to Report

### November 14, 2014

- A domestic dispute report in Bayberry Cove

### November 15, 2014

- A burglary/trespass report on Timshel Street

### November 16, 2014

- Nothing to Report

### November 17, 2014

- Nothing to Report

### November 18, 2014

- A warrant arrest was taken by an officer
- A domestic violence arrest on Eden Meadows Way
- A theft report on Middle Run Road

### November 19, 2014

- Nothing to Report

**November 20, 2014**

- A domestic dispute on Wilmington-Dayton Road
- An aided case on Surrey Trail
- An OVI arrest on Feedwire

**November 21, 2014**

- An aided case was taken on Clio Road
- An OVI arrest on Wilmington Pike
- A Drug/Domestic Violence arrest on Winshire Terrace
- A shoplifting arrest on Wilmington Pike
- A telephone harassment report was taken on Surrey Trail

**November 22, 2014**

- A fraud report was taken on Wilmington Pike
- An OVI/Drug arrest on Wilmington Pike

**November 23, 2014**

- A warrant arrest was taken by an officer
- A property damage report on Wilmington Pike

**November 24, 2014**

- A shoplifting arrest on Wilmington Pike



**Staff Report for  
Sugar Creek Township Trustees  
December 1, 2014**

The following information is a snap shot of the activities and areas of responsibilities for the Sugar Creek Township Roads and Services Department.

**Calls for Service**

- 11/17 Called out for snow
- 11/22 Called out for ice

**Accomplishments:**

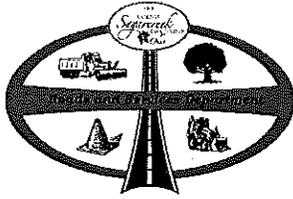
- Crack sealed Eagle Rise 1, Pine Court, area on Sugar Hill Lane
- Bermed Haines Road, Middle Run Road
- Annual maintenance and inspection on 701,702,705,
- Tires replaced on 706
- Plowed drifts and treated Icy areas
- Hose repair on plow for truck 703
- Plow shoes on plow for truck 701
- Set up trucks for winter season
- Moved furniture in front offices

**Projected Events:**

Crack seal weather permitting, trim trees

Respectfully,

Anthony W. Lamb  
Roads and Services Supervisor



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**Projected Events:**

Crack seal weather permitting, trim trees

Respectfully,

Anthony W. Lamb  
Roads and Services Supervisor



## **Staff Report for the Sugarcreek Township Board of Trustees November 17, 2014 through November 25, 2014**

The following is a snapshot of the activities and areas of responsibility for the Sugarcreek Township Planning and Zoning Department. This report is prepared to keep the Board of Trustees informed and the citizens apprised of their Planning and Zoning Department. If further information or explanation is needed, please contact Cara Tilford at 937-848-8426.

### **Board of Zoning Appeals Activities:**

- **December 18, 2014 BZA Meeting**
  - **BZA12-2014:** Applicant, Derek Corbett, is requesting an area/dimensional variance from Section 4.13 D. 1. c. to reduce the required minimum setback from 8' to 5.2' to allow for the construction of a 12' x 16' shed. The subject property is 4311 Killian Court, parcel L32000100011004400, owned by Derek A. Corbett, containing 0.228 acres, and located in the R-1B (Single-Family Residential) District.
  - **BZA13-2014:** Applicant, Sugar Valley Golf Club, is requesting Conditional Use Approval under Section 4.08 C. Table 4-3 and Section 4.13 C. 3. Table 4-6 to allow for the construction of a 40' x 80' covered pavilion to be located approximately 56' from the edge of Stewart Road, between the existing 1840s House and the cart barn currently under construction. The subject property is 2602 Stewart Road, parcel L32000200300002500, owned by Sugar Valley Partners LLC, containing 130.253 acres, and located in the A-1 (Agricultural) District.

### **Zoning Commission Activities:**

- **December 9, 2014 BZC Meeting**
  - **BZC02-2014-F:** Oberer Land Developers, LTD is requesting Final Development Plan Approval under Article 5 of the Sugarcreek Township Zoning Resolution for the Oak Brooke subdivision. The subject property is 5250 Little Sugarcreek Road, contains 69.030 acres, can be further

identified by parcel number L32000100140001900, is owned by Richard E. Pape and is zoned PUD-R.

- **BZC04-2014:** Oberer Land Developers, LTD is requesting a map amendment to the Sugarcreek Township Zoning Resolution to rezone 23.99 acres on the west side of Little Sugarcreek Road (located approximately 1750' north of Feedwire Road) from A-1 (Agricultural) District to PUD-R (Residential Planned Unit Development) District. The subject property contains 23.99 acres, can be further identified by parcel number L32000100020001200, and is owned by Betty Ann Earley and Stephen Hawn. Oberer Land Developers LTD is also requesting preliminary development plan approval under Article 5 of the Sugarcreek Township Zoning Resolution for approval of the preliminary plan for the proposed subdivision.
- **Discussion on draft Floodplain Overlay**
- **Discussion on draft standards for pre-menu boards**

**Permits:**

- See attached spreadsheet

**Violations:**

- See attached spreadsheet

**Meetings/Accomplishments:**

- Met with BZA applicant on November 17, 2014
- Met with BZA application on November 19, 2014
- Met with contractor to discuss construction of a pool on November 20, 2014
- Met with resident to discuss BZC Case 04-2014 on November 21, 2014
- Met with resident to discuss planned yard improvements on November 25, 2014
- Posted draft Floodplain Overlay on website for property owner review
- Completed BZA Legal and Public Notices for Cases BZA12-2014 and BZA13-2014
- Transmitted BZC Cases to reviewing agencies for comment
- Completed BZC Legal and Public Notices for Cases BZC02-2014-F and BZC04-2014
- Completed Staff Reports for BZC02-2014-F and BZC04-2014
- Completed Zoning Verification Letter for Cedar Trail Apartments

**Announcements/Upcoming Events:**

- Zoning Inspectors Meeting rescheduled for December 11, 2014 in Xenia Township

- o Miami Valley Planning and Zoning Workshop scheduled for December 5, 2015  
(so far three board members are planning to attend)
- o BZC Meeting scheduled for December 9, 2014
- o BZA Meeting scheduled for December 18, 2014

Zoning Certificate Totals 2014

	SFR	MFR	AcSrc	Bsmt	Deck	Fence	P/F	Pool	Add/R	COM	Tmp	U/S	Wall	Sign	Grd	Sign	Home	Oc	Ten	Fin	Other	TOTALS
JAN	1	0	0	0	1	0	0	0	2	1	0	0	0	0	0	0	0	0	2	0	0	7
FEB	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	4
MARCH	8	0	2	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	12
APRIL	1	0	5	1	0	1	1	1	1	0	0	0	1	0	1	0	0	0	1	1	2	15
MAY	4	0	7	0	4	1	2	0	1	1	2	0	0	0	0	0	0	0	0	0	1	23
JUNE	4	0	3	1	4	0	0	1	2	0	0	0	0	0	0	0	0	0	0	0	1	16
JULY	3	0	3	0	1	2	0	1	1	0	0	0	2	1	0	1	0	0	1	0	0	15
AUGUST	2	0	3	0	0	2	0	0	1	0	1	0	1	1	0	0	0	0	0	0	3	13
SEPT	2	0	6	0	2	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	2	14
OCT	3	0	5	1	2	2	1	0	0	1	0	0	0	0	0	0	0	0	1	0	0	16
NOV	1	0	1	0	0	2	1	0	2	0	0	0	0	0	0	0	0	0	0	0	1	8
DEC																						
TOTALS	31	0	35	3	14	11	5	3	11	5	3	3	4	2	4	2	0	0	5	11	11	143

143 ZCs issued ytd. vs. 130 ZCs issued same period 2013 (+10%). 31 ZCs for SFRs issued ytd vs. 28 ZCs for SFRs issued same period 2013 (+11%)

11/26/2014

## 2014 Zoning/Property Maintenance Violations

Property Address	Complaint	Inspection	Pending Action
3789 Ferry	junk cars/misc. junk	4/17/2014	Updated citation sent in preparation for referral to XMC, abatement agreement entered into
1895 N. Lakeman	junk, PMC Violations	1/30/2014	Abated
1128 McBee	chair at road and trailers	1/30/2014	Abated
4404 Centerville Road	cond of horses, dilapidated struc.	4/2/2014	referred to Humane Society-horses, called Building Dept.-can't assist because agricultural, meeting held with property owner; property owner to abate campers
1823 N. Lakeman	abandoned couch	1/30/2014	Abated
Edelweiss and Wilmington Daytc	brush	7/2/2014	Abated
Tom's Mulch	lighting	4/24/2014	Abated
4348 Roscommon	foreclosure-PMC Violations	9/9/2014	Work by new owner underway
2414 Ferry Road	Selling fire wood	11/24/2014	Advisory Notice to be sent
Kohls/Walmart	trash	5/27/2014	Ongoing abatement
727 Walden	junk, PMC Violations, flat tire	11/24/2014	Outside work done, property given list of items to complete
1784 Sonoma	truck parked in rear yard	5/29/2014	Abated
1817 Silverado	cars blocking sidewalk		Referred to PD
Area behind Kohls	grass in excess of 12"	5/29/2014	Abated
Fox Run-building lots (3)	grass in excess of 12"	10/16/2014	Abated
Jeremy Woods-building lots (2)	grass in excess of 12"	11/10/2014	Township set to mow
Kamdar lot SR 725	grass in excess of 12"	9/11/2014	Abated
Edelweiss and Wilmington Daytc	grass in excess of 12"	11/24/2014	Property owner working on abatement
Dunkin Donuts lot (Wilm. Pike)	grass in excess of 12"	6/5/2014	Abated
1010 Little Sugarcreek Road	grass in excess of 12"	8/28/2014	Abated
North Lakeman, 4371 Tollgate	cat problem in the neighborhood		Contacted Animal Control, explained trapping procedure to complainant
2873 Ferry Road	grass in excess of 12"	10/28/2014	Notice of Violation sent; house fire, work on going
681 South Alpha Bellbrook Road	grass in excess of 12"	10/16/2014	Abated by township, contacted by maintenance company should be okay moving forward
4312 Timberwilde	grass in excess of 12"	6/11/2014	Abated
Wilmington Dayton-vacant lot	grass in excess of 12"	11/13/2014	Abated
3939 Wilmington Dayton	business oprting, MRF conversion	10/16/2014	Talked to owner; complaint referred to Building Department
Crossview Christian Church	6 cars for sale in auxiliary lot		Abated
N. Lakeman (lot 191)	permanent sign w/o ZC-not perm.	11/24/2014	2nd Notice to be sent
Vacant land behind Liberty Nrsrg	grass in excess of 12"	8/28/2014	Abated
Areas within row (pork chops)	weed growth	7/17/2014	Abated; Roads and Services addressing
Sugar Ridge, Section 2	grass in excess of 12"	7/17/2014	Abated per agreement
1017 Paxon	condition of lot during constrcn	7/17/2014	Contacted builder, abatement action realized
1817 Silverado	trailers parked in rear yard	7/30/2014	They are speed trailers owned by resident
3607 Stutsman	grass in excess of 12"	9/9/2014	Contacted Property Maintenance Company, lot mowed near house

**November 26, 2014**

## 2014 Zoning/Property Maintenance Violations

1525 Clear Brook	grass in excess of 12"	9/16/2014	Abated
4295 Mantell	tree down in rear yard	9/9/2014	Abated
1304 Rose Lake	grass in excess of 12"	9/16/2014	Abated
4311 Killian	shed constructed w/o ZC	9/30/2014	Applicant going to BZA
3243 Spillway	temporary orange fence in fy	9/29/2014	Abated, applied for Zoning Certificate for two fence types
4361 Tollgate	condition of shed	10/16/2014	Advisory Notice sent, no contact by owner, Notice of Violation to be sent
2415 Washington Mill	debris left after training burn	11/24/2014	Abated
2471 Lower Bellbrook Road	inground pool without a fence		Property owner opted for automatic pool cover, as permitted in the ZR; no fence required
2656 Lower Bellbrook Road	above ground pool without a fence		Above ground pool with a sidewall above 4' tall; no fence required

November 26, 2014