



AGENDA
SUGARCREEK TOWNSHIP BOARD OF TRUSTEES
REGULAR SESSION
Wednesday, January 3, 2018, 7:00 P.M.

REGULAR SESSION:

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Public Hearings**

A. **ZC Case 07-2017:** Applicant, Mike Doliboa, is requesting a map amendment to the Sugar Creek Township Zoning Resolution. The resolution proposes to rezone the following parcels from A-1 (Agricultural) District to R-1A (Suburban Residential-Low) District: 5495 Little Sugar Creek Road (further identifiable by parcel number L32000100020001500) owned by Steven C. Keiter, containing 3 acres; 5495 Little Sugar Creek Road (further identifiable by parcel number L32000100020004700) owned by Steven C. Keiter, containing 2 acres; and 5475 Little Sugar Creek Road (further identifiable by parcel number L32000100020001400) owned by Steven C. Keiter, containing 4.89 acres. Public hearing is formally opened. – 2018.01.03.01

- Staff report
- Applicant presentation
- Those wishing to speak in favor
- Those wishing to speak against
- Neutral parties wishing to speak
- Public hearing is closed
- Deliberation and decision

B. **ZC Case 08-2017:** Applicant, Guttman Development Group, is requesting a major modification to an approved preliminary development plan under Article 5 of the Sugar Creek Township Zoning Resolution for approval of a revised preliminary plan for a proposed senior/assisted living facility. The applicant is proposing a revised layout and a total of 123 independent living units, 83 assisted living units, and 16 memory care units for a total of 220 units (the approved plan permits up to total of 220 units). The development site is part of 4990 Wilmington Pike, can be further identified by parcel number L32000100010011900, contains approximately 9.77 acres, is owned by Sugar Creek

Golf Course, Inc. and is located in the PUD-B-2 (General Business) Planned Unit Development District. – 2018.01.03.02

- Staff report
- Applicant presentation
- Those wishing to speak in favor
- Those wishing to speak against
- Neutral parties wishing to speak
- Public hearing is closed
- Deliberation and decision

C. **ZC Case 09-2017:** Applicant, Guttman Development Group, is requesting a major modification to an approved preliminary development plan under Article 5 of the Sugarcreek Township Zoning Resolution for approval of a revised preliminary plan for a proposed multi-family development. The applicant is proposing a revised layout and a total of 258 multi-family units, 22 twin family units, and 24 townhome units for a total of 298 units (the approved plan called for 248 multi-family units and 50 twin family units). The development site is part of 4990 Wilmington Pike, can be further identified by parcel number L32000100010011900, contains approximately 32.134 acres, is owned by Sugarcreek Golf Course, Inc. and is located in the (PUD-R) Residential Planned Unit Development District. – 2018.01.03.03

- Staff report
- Applicant presentation
- Those wishing to speak in favor
- Those wishing to speak against
- Neutral parties wishing to speak
- Public hearing is closed
- Deliberation and decision

D. **ZC Case 10-2017:** Applicant, Guttman Development Group, is requesting a major modification to an approved preliminary development plan under Article 5 of the Sugarcreek Township Zoning Resolution for approval of a revised preliminary plan for the Magic Castle site. The applicant is proposing a revised layout including parking lot modifications and the removal of two buildings. The development site is part of 4990 Wilmington Pike, can be further identified by parcel number L32000100010011900, contains approximately 5.4165 acres, is owned by Sugarcreek Golf Course, Inc. and is located in the PUD-B-2 (General Business) Planned Unit Development District. – 2018.01.03.04

- Staff report
- Applicant presentation
- Those wishing to speak in favor
- Those wishing to speak against
- Neutral parties wishing to speak
- Public hearing is closed
- Deliberation and decision

5. Reports

- A. Administrator
- B. Fiscal Officer

- C. Fire
- D. Police
- E. Roads and Services
- F. Zoning
- G. Information Technology
- H. Trustees

6. Public Comments - (Limited to two minutes per person and related to agenda items. Time cannot be yielded to another person.)

7. Old Business

- A. Meeting with Bellbrook, schools, parks

8. Consent Agenda Items

- A. Payment of Bills
- B. Declaration of Excess Property – Fire -2018.01.03.05
 - 1991 KME Renegade Fire Apparatus

9. Discussion Agenda Items

10. Public Comments - (Limited to five minutes per person. Township related business only. Time cannot be yielded to another person.)

11. Trustee/Staff Discussion

12. Adjourn



An Open Space Community

MEETING CONDUCT AND GUIDELINES

As Trustees of Sugarcreek Township, we encourage residents to attend our Township Meetings. We appreciate you taking time out of your busy schedules to be a part of your Government in action. To help meetings move along in a positive manner, we have established the following guidelines for our meetings:

This is a Township Business meeting and is to be conducted in a professional, business-like manner. It is not our intention to embarrass or demean each other or any members of the audience. We will treat each other with courtesy and respect and we ask for the same courtesy and respect from the audience. No one will get special treatment. These guidelines are for all of us.

As a professional meeting should not go longer than an hour to an hour and a half, it is our intention to stay within a reasonable time limit and follow the agenda.

There will be an Open Discussion at the end of the agenda for the audience to give comments on Township issues. When you have a question or comment, please go to the microphone, state your name and address and direct your question to the Trustees. Please try to limit your comments to 3-5 minutes so as to allow everyone an opportunity to speak.

We appreciate your input. We will not allow any personal attacks or any type of outbursts or profanity from the audience. If you have any personal comments that you would like to make to us as individuals, please feel free to call the Township Administrative offices or allow us to set up a time to speak with you individually.

It is our goal that meetings are productive and positive. We will do our best to conduct effective, professional meetings.

Thank you.

Sugarcreek Township Trustees