

**The Board of Trustees of Sugarcreek Township, Greene County, Ohio, in Regular Session  
on December 18, 2023, at 7:00PM.**

1) Mrs. Destefani called the meeting to order at 7:02pm.

2) Mr. Demko called the roll with the board members, Mr. Moeller, Mrs. Destefani, Mr. Cramer.  
Also in attendance, Barry Tiffany, Cara Tilford

Mr. Cramer - Here

Mr. Moeller - Here

Mrs. Destefani - Here

3) All in attendance stood for the Pledge of Allegiance.

4) Public Hearing – continuation

ZC Case 03-2023 - Applicant, Doyle Huges Development, LLC, is requesting a Map Amendment from R-1A (Suburban Residential-Low) District to PUD-R (Residential Planned Unit Development) District and Preliminary Development Plan Approval for a residential subdivision containing 80 lots;

Mr. Moeller acknowledged all who put their input on the development.

Mr. Moeller commented the history on the development in the surrounding areas.

Mr. Moeller stated the existing developments do not offer open space or park land in them as others have addressed.

Mr. Moeller noted many of the issues and concerns have been looked at and addressed.

Mr. Moeller mentioned notes from the traffic study, if the PUD is allowed over the R1A it will add additional 26 more cars daily to the road system if all use Feedwire road.

Mr. Moeller stated the current traffic on Feedwire Rd is 15,000 cars per day.

Mrs. Destefani provided the comments from Stephanine Goff's email that was received today.

Mrs. Destefani stated the developer will be completing a safety study that will be reviewed by the Greene county office.

Mrs. Destefani mentioned Stephanie Goff's email addressed the speed bumps and tables; no decision has been discussed at this time.

Mrs. Destefani mentioned the items that will be addressed based on the citizens' concerns. A path will be connected to the west side of the school and the widening of turn lanes for the development and any other additional improvements based on the traffic input study 675 Wilmington Pike study, and Thelroy plan.

Mrs. Destefani commented on drainage. A review will be held during the design process and required to meet EPA and County requirements specifically water quantity and quality.

Mrs. Destefani stated her comments on the character of Sugarcreek Township.

Mrs. Destefani commented on how reasonable the developers were after making the adjustments to the citizens' concerns.

Mrs. Destefani announced the decision with the projection of 80 homes at their proposed PUD or 54 homes if it is subject to change to R1A homes.

Mrs. Destefani asked to see if the developer will address the lot sizing concerns.

Mr. Huges addressed the home sizing by comparing the differences by discussing the similarities and the models in the market today and in the last few years.

Mrs. Destefani stated the community pros and cons of property values and the quality that provides.

Mrs. Destefani addressed Carpenter's creek is zoned agricultural A1.

Mr. Cramer stated that the value of the homes in Deerfield is between 530, 000-560,000 and the minimum price on these new lots will be \$600,000.

Mr. Cramer mentioned the goal is to maintain and improve the Township and is confident that the PUD will be beneficial.

Mr. Cramer read resolution 2023.04.01.

Mrs. Tilford stated she would explain the differences in the resolution draft.

Mr. Cramer made a motion to approve the plan. Mr. Moeller seconded.

Mr. Tiffany stated the county engineer required 60ft of right of way from the center line for their project.

Mr. Tiffany addressed the cemetery near the plan.

Mr. Tiffany mentioned to add language in the resolution to say any mitigation of mediation of relocation of those graves needs to be done prior to the dedication to the county.

Like to propose an additional amendment any relocation related to the cemetery site must be completed prior to dedication of right of way for the project.

Mr. Cramer made a motion to accept the additional resolution changes. Mr. Moeller seconded.

Mr. Moeller -Yes  
Mr. Cramer - Yes  
Mrs. Destefani - No

5-minute break

Mrs. Destefani called the session back in order at 7:56pm.

## **5) Reports**

### **Administrator**

Mr. Tiffany had nothing to add.

### **Zoning**

Mrs. Tilford had nothing to add

### **Fiscal Officer**

Mr. Demko addressed the increase in the appropriations.

Mr. Demko mentioned the information may look misleading, but changes have by made.

### **Fire**

Chief Buffenbarger had nothing to add.

### **Police**

Chief Brown had nothing to add.

Mr. Brown mentioned 9 kids attended the shop with a cop.

### **Roads and Services**

Mr. Owens had nothing to add.

### **Information Technology**

Mr. Tiffany had nothing to add.

### **Trustees**

Mr. Moeller discussed the Association Holiday party and shop with a cop.

Mr. Cramer discussed the shop with a cop and the holiday party.

Mrs. Destefani had nothing to add.

## **6) Public Comments**

None.

## **7) Old Business**

None.

**8) Consent Agenda Items**

- A. Payment of Bills
- B. Minutes
- C. Year 2023 Permanent Appropriations – Amended – 2023.12.18.01

**SUGARCREEK TOWNSHIP  
RESOLUTION NO. 2023.12.18.01**

IN RE: Year 2023 Permanent Appropriations \*Amended

WHEREAS, the Board of Trustees has a duty under law to adopt and maintain a balanced budget; and,

WHEREAS, this Board, along with the Fiscal Officer and Township Administrator, have examined the estimate of revenues; and,

WHEREAS, it is evident that the proposed 2023 Appropriations for each Fund do not exceed estimated revenues, which may include 2022 carryovers and additional income, as certified to the Greene County Auditor's Office by the Township Fiscal Officer,

NOW THEREFORE, BE IT RESOLVED, that the following permanent appropriations be placed into effect:

1000	General Fund	
	Personal Services (Salaries)	\$ 422,430.00
	Employee Benefits	\$ 189,840.00
	Purchased Services	\$ 163,100.00
	Supplies & Materials	\$ 11,000.00
	Other Dues and Fees	\$ 1,000.00
	Health Districts	\$ 33,280.00
	<i>Total General Fund:</i>	<i>\$ 820,650.00</i>
2011	Motor Vehicle License Tax	\$ 30,000.00
2021	Gasoline Tax	\$ 225,000.00
2031	Road and Bridge	
	Personal Services	\$ 506,300.00
	Other	\$ 559,126.16
	<i>Total Road and Bridge:</i>	<i>\$1,065,426.16</i>
2081	Police District	
	Personal Services	\$2,564,000.00
	Other	\$ 507,100.00
	<i>Total Police District:</i>	<i>\$3,071,100.00</i>
2112	Fire District	
	Personal Services	\$2,566,500.00
	Other	\$ 765,400.00

*Total Fire District:* \$3,331,900.00

2231	Permissive Motor Vehicle Gas Tax	\$ 200,000.00
2281	Ambulance and Emergency Medical	
	Personal Services	\$ 133,420.00
	Other	<u>\$ 64,700.00</u>
	<i>Total Ambulance and Emergency Medical:</i>	<i>\$ 198,120.00</i>
2902	Jim Martin Memorial Fund	\$ 25.00
2904	Centerville Fire Ancillary	\$ 110,000.00
2906	Police Trust Fund	\$ 25,582.61
2907	Police Cell Tower Receipts	\$ 40,000.00
2908	Fire Cell Tower Receipts	\$ 24,000.00
2911	American Rescue Plan Fund	\$ 575,280.86
3102	General Bond Retirement	\$ 392,373.68
3901	Clyo Road TIF II	\$ 24,100.00
2909	MEP	\$ 4,350.00
2912	Veterans Memorial Fund	\$ 55,598.53
4901	Center Point Capital Project	\$ .03
2913	Carpenter Road Project	\$ 314,707.68

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**Total Permanent Appropriations \$10,508,214.55**

FURTHER BE IT RESOLVED, that the above aggregate amounts be appropriated based upon the attached submittals (hereby incorporated) and a copy shall be sent to the Greene County Auditor.

D. Year 2024 Temporary Appropriations – 2023.12.18.02

**SUGARCREEK TOWNSHIP**  
**RESOLUTION NO. 2023.12.18.01**  
IN RE: Year 2024 Temporary Appropriations

WHEREAS, the need exists to adopt temporary appropriations for the Year 2024; and,

WHEREAS, this temporary appropriation shall be in effect commencing at the close of business December 31, 2023, and extending until the Year 2024 Permanent Appropriations are approved no later than March 31, 2024; and,

WHEREAS, this temporary appropriation will permit the Township Offices to function without interruption as well as allowing ample time to establish exact carry-over figures,

NOW THEREFORE, BE IT RESOLVED, the Year 2024 Temporary Appropriations are as follows:

1000	General Fund	
	Personal Service	\$ 642,621.00
	Other	\$ 181,750.00
	Health Districts	<u>\$ 35,000.00</u>
	<i>Total General Fund:</i>	\$ 859,371.00
2011	Motor Vehicle License Tax	\$ 20,000.00
2021	Gasoline Tax	\$ 225,000.00
2031	Road and Bridge	
	Personal Services	\$ 504,950.00
	Other	<u>\$ 449,150.00</u>
	<i>Total Road and Bridge:</i>	\$ 954,100.00
2081	Police District	
	Personal Services	\$2,915,450.00
	Other	<u>\$ 459,700.00</u>
	<i>Total Police District:</i>	\$3,375,150.00
2112	Fire District	
	Personal Services	\$2,706,350.00
	Other	<u>\$ 667,384.00</u>
	<i>Total Fire District:</i>	\$3,373,734.00
2231	Permissive Motor Vehicle Gas Tax	\$ 200,000.00
2281	Ambulance and Emergency Medical	
	Personal Services	\$ 136,675.00
	Other	<u>\$ 64,700.00</u>
	<i>Total Ambulance and Emergency Medical:</i>	\$ 201,375.00
2904	Centerville Fire Ancillary	\$ 106,852.56
2906	Police Trust Fund	\$ 6.52
2907	Police Cell Tower Receipts	\$ 24,000.00
2908	Fire Cell Tower Receipts	\$ 3,190.86
2911	American Rescue Plan Fund	\$ 146.82
3901	Clyo Road TIF II	\$ 24,100.00
2909	MEP	\$ 4,350.00
2912	Veteran Memorial Fund	\$ 81,158.53
2902	Jim Martin memorial Fund	\$ 25.00

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**Total Temporary Appropriations    \$9,452,560.29**

FURTHER BE IT RESOLVED, that the above aggregate amounts be appropriated based upon the attached submittals (hereby incorporated) and a copy shall be sent to the Greene County Auditor.

- E. Salary Adjustment for Assistant Township Administrator/ Director of Planning and Zoning – Cara Tilford – 2023.12.18.03

**SUGARCREEK TOWNSHIP**  
**RESOLUTION NO. 2023.12.18.03**

IN RE: Salary Adjustment for Assistant Township Administrator/ Director of Planning and Zoning – Cara Tilford

WHEREAS, this Board of Township Trustees is committed to providing exemplary service to Sugarcreek residents; and,

WHEREAS, Cara Tilford more than satisfactorily performs her duties for Sugarcreek Township as required by the Sugarcreek Township Board of Trustees and will continue to do so, adding Fridays to her current schedule of 4 work days a week and as such will receive an adjustment in compensatory pay; and,

WHEREAS, the Fiscal Officer, Richard J. Demko has indicated there are funds available within the 2024 Operating Budget to provide a salary adjustment for Cara Tilford,

NOW THEREFORE, BE IT RESOLVED, that this Board of Sugarcreek Township Trustees grants Mrs. Tilford's, Assistant Township Administrator/ Director of Planning and Zoning, a salary adjustment to the amount of \$121,368.00 annual salary, effective January 1, 2024.

Mrs. Destefani made a motion to accept the consent agenda items. Mr. Moeller seconded it.

Mr. Moeller - Yes  
Mr. Cramer - Yes  
Mrs. Destefani - Yes

**9) Discussion Agenda Items**

- A. Resolution to Prohibit Adult-Use Cannabis Operators and Medical Marijuana Cultivators, Processors, Retail Dispensaries Within the Unincorporated Area of Sugarcreek Township, Greene County – 2023.12.18.04**

**SUGARCREEK TOWNSHIP  
RESOLUTION NO. 2023.12.18.04**

**IN RE: Resolution to Prohibit Adult-Use Cannabis Operators and Medical Marijuana Cultivators, Processors, Retail Dispensaries Within the Unincorporated Area of Sugarcreek Township, Greene County**

WHEREAS, On November 7, 2023, voters in Ohio approved State issue 2, which enacts new Chapter 3780 of the Ohio Revised Code, effective thirty days from the election; and,

WHEREAS, Chapter 3780 authorizes and regulates recreational adult-use cannabis in the state of Ohio; and,

WHEREAS, R.C.3780.25 authorizes townships to prohibit or limit the number of adult-use cannabis operators (as defined in R.C. 3780.01) within the unincorporated area of the township; and,

WHEREAS, Medical marijuana is regulated in Ohio by Chapter 3763 of the Ohio Revised Code; and,

WHEREAS, R.C.3796.29 similarly authorizes townships to prohibit or limit the number of marijuana cultivators, processors, or retail dispensaries licensed under Chapter 3796 within the unincorporated area of the township; and,

WHEREAS, the Board of Trustees of Sugarcreek Township, Greene County, Ohio finds it in the best interest of the township to prohibit adult-use cannabis operators licensed under Chapter 3780, as well as cultivators, processors, and retail dispensaries licensed under Chapter 3796, within the unincorporated area of the township.

NOW THEREFORE BE IT RESOLVED, as follows:

- 1) All terms used in this resolution shall be defined in the same manner as R.C. Chapter 3796, as it pertains to medical marijuana, and R.C. Chapter 3780, as it pertains to adult-use cannabis. All terms used in this resolution but not defined in those chapters shall be construed, for purposes of this resolution, in a manner to be consistent with the use of such terms in both chapters.
- 2) Adult-use cannabis operators, as well as cultivators, processors, and retail dispensaries of medical marijuana are hereby prohibited from operating within the unincorporated area of Sugarcreek Township, Greene County.

- 3) It is the intent of the Board of Sugarcreek Township Trustees to prohibit the operations described in Section 2 above to the maximum extent permitted by R.C. 3780.25, R.C. 3796.29, and any other applicable provisions of state law. This resolution shall be construed in a manner that gives maximum effect to that intent.

Mr. Tiffany addressed any modifications in the future would have to be by the Trustees.

**10) Public Comments**

None.

**11) Trustee Staff Discussions**

None.

Mrs. Destefani made a motion to Adjourn. Mr. Cramer seconded.

Mr. Cramer - Yes

Mr. Moeller - Yes

Mrs. Destefani - Yes