

The Board of Trustees of Sugarcreek Township, Greene County, Ohio, met in Regular Session on July 6, 2015 at 7:00 pm, at 2090 Ferry Road, Sugarcreek Township, Ohio 45305.

1. Mrs. Daugherty called the session to order at 7:00 pm.
2. Mr. Hodson called the roll with Board Members Nadine Daugherty, Mike Pittman and Scott Bryant being present. In addition to Mr. Tiffany, Township Administrator, others, who signed in, were Barbara Burson, John Lateulers, Donna Hellman, Forrest Fuller, Debbie Fuller, Bo Gunlock, Danielle Coots and Dave Simmons.
3. All rose and recited the Pledge of Allegiance to the Flag.

4. Public Hearing – 2016 Budget

Mr. Hodson provided copies of the proposed 2016 Budget to the Board. Copies were also made available to all present. He said that changes will be made to the budget after August when increases in Tax revenue due to us can be assessed. He said the increases are due to receipts for the Clyo Road T.I.F., which will effect primarily the Road Department, with a small amount due to General Fund from early payments on the project. He also said a new T.I.F. fund was created to account for this revenue. Mr. Hodson said we will also receive an across the board increase from C.A.U.V. recoup-age on the new development property. He said this amounted to about seventy four thousand (\$74,000) dollars in the first half of this year, but he anticipated more in the second half. Mr. Hodson said with regard to expenditures, the budget presented tonight is about the same as last year for each department. He said when revenues increases are better defined there will be changes, in particular to the Road and Fire funds. Mr. Hodson said the increased revenue will permit additional expenditures for the Road Department and any additional revenue for the Fire Department will result in fewer spending cuts. The Board had no questions as did those attending the meeting.

5. Community Activities

Chief Brown said the 'Jingle Bell Run', held in Miami Township for about the last fifteen years, will be held in Sugarcreek this December. He said it usually draws about one thousand participants.

6. Public Hearing ZCO5 - 2015

Redwood Acquisition is requesting a Preliminary Development Plan Approval for White Oakes Landing, a multi-family development, Parcel L32000100030000800 (part of), 31.2561 acres on Wilmington Pike and a Map Amendment to the Zoning Resolution to rezone Parcel L32000100030000800 (part of), 31.2561 acres on Wilmington Pike from 0-1 (Office) District and B-2 PUD (General Business Planned Unit Development) District to PUD-R (Residential Planned Unit Development) District.

Public Hearing Opened – Mrs. Daugherty moved to open the public hearing. Mr. Pittman seconded. Roll was called with the vote being as follows:

Mr. Pittman – Yes

Mr. Bryant - Yes

Mrs. Daugherty - Yes

Staff Report on the text amendments - Cara said the rezoning site is 31.2561 acres which is part of a larger 89.8123 acre parcel and presented slides depicting the development. . She said there is a small portion that is not subject to rezoning. Cara said the applicant is also requesting a Map Amendment to PUD-R District for 31.2561 acres and Preliminary Plan Approval for a proposed multi-family development containing 203 single story units. She said the property is located just south of Center Pointe Drive at Beryl Drive and Sonoma Court. Cara also provided descriptions of the adjacent parcels.

Cara said the BZC reviewed the applicant's request and recommend approval of the rezoning. She then provided a list of conditions implemented by the BZC including restrictions of materials, completion of a traffic study, and construction of a hiker/biker trail and the creation of a small open space lot deeded to White Fence Farm. Cara said the property is undeveloped and farmed. She also said Bellbrook's water tower is located within the development area.

Cara provided a list of development standards which included 12.5 acres of open space, a ten foot wide bike path, listed non-approved building materials and heights and standards for parking, lighting and common space areas. She said landscaping will be developed at final approval.

Applicant presentation - John Lateulers, Sr. VP of Development for Redwood, provided slides and talked about who they were and what they are doing. He said they were based in Cleveland and were founded in 1991. Mr. Lateulers said they are a single story apartment developer and currently own and manage 4,500 units. He said all have quality finishes including maple cabinets, vaulted ceilings, updated floor coverings and washer and dryer hook ups. Mr. Lateulers said they all have attached two car garages. He said their residents are those who want a 'quiet' neighborhood and a maintenance free life style. He said we have a lot of 'empty nesters' and those who can afford \$1200.00 to \$1500.00 rent.

Mr. Bryant asked what the average turnover rate was. Mr. Lateulers said it was four to six years with an 80% renewal rate. Mr. Bryant said that was good since they were looking for satisfaction and a low turnover rate. Mr. Pittman asked if the rates would not decrease. Mr. Lateulers said, in this community, we will not build any units that will rent for any less. Mrs. Daugherty asked what the average age was for their market. Mr. Lateulers said their average is fifty-two years of age. He said nationwide the rental average is thirty-seven. Mr. Bryant asked if they renovated very often. Mr. Lateulers said we renovate on a regular basis. He said reinvesting is part of our business and we upgrade about every ten years. Mr. Bryant asked about their impact on school taxes. Mr. Lateulers said they average about one child per twenty units. He said this will result in a positive impact on our school system. Mr. Lateulers provided a chart showing the school tax paid and the average per student.

Mr. Bryant asked why Redwood was only paying for Center Pointe Lane to just past their entrance. Mr. Lateulers said the road will connect to Clys Road and will benefit the Township as well as Redwood so the cost will be shared. Mr. Bryant asked about the roads

in the development. Mr. Lateulers said we will do all the repairs, snow removal and any other maintenance to the roads within the development.

Mr. Bryant told Mr. Lateulers it was a good presentation. He asked when they would start. Mr. Lateulers said in the spring of 2016, with the first residents in the summer of 2016. Mr. Bryant said if we don't have the road finished, it will put a lot of stress on Wilmington Pike. Mr. Tiffany said Center Pointe Lane is not as difficult a project as Clyo and should be completed. He said it will come out somewhere between the bridge and the Public Safety Building. He said it will be a full width road and enough for three lanes.

Mr. Bo Gunlock was present and he discussed the road and proposed plans for office facilities on the remaining property being shared with Redwood.

Those wishing to speak in favor – None

Those wishing to speak against - Dave Simmons, 1770 Sonoma Court, talked about damage from Bayberry Cove kids. If we have more rentals and kids, there is going to be more damage. He said he thinks this property will eventually look like Bayberry Cove. He asked if the proposed ponds will drain into their retention pond. He said we have flooding with ours now. He asked “how many more commercial developments do we need?” Mr. Pittman said he agreed and would like to see office space.

Neutral Parties wishing to speak - Denise Moore, 4360 Napa Valley Dr., said she is on the HOA Board for White Fence Farms. She said she has worked with Cara, the BZC and with Redwood. As a result, she said she believes there are more positives than negatives with the development than without it. She said Redwood has made several accommodations to appease our needs.

Although not associated with Redwood, Mr. Pittman discussed the issues with the park brought up by Mr. Simmons. Mrs. Daugherty said she would call on the problems with the park.

Public Hearing is closed - Mrs. Daugherty moved to close the Public Hearing. Mr. Bryant seconded. Roll was called with the vote being as follows:

Mr. Pittman – Yes
Mr. Bryant - Yes
Mrs. Daugherty - Yes

Deliberation and Discussion - Mr. Bryant agreed with Mr. Simmons that we have some rentals that haven't worked out. Mrs. Daugherty said it is not Section Eight anymore. Mr. Bryant said this is why we've asked the questions about turnover and rent. He said this should be a good economic class. He said he liked the answers about taxes and kids which should help the schools. He said he liked that they reinvested in their apartments and that this will develop as proposed.

Mrs. Daugherty said she is not a fan of rentals but after listening to the proposal doesn't see this as creating any problems.

Mr. Pittman said we don't have many rental homes in the Township. He said his main concern is the maintenance of the apartments. Mr. Lateulers said that we have never sold an apartment that we have built. He said we build them to hold them for long-term wealth. Mrs. Daugherty asked if the resident manager takes care of maintenance problems. Mr. Lateulers said that is his job. He said if our property goes down, we can't afford to have that happen. We have this for the long-term.

Mr. Bryant asked Cara what we need to talk through. Cara said sidewalks are the only issue. Mr. Bryant and Mr. Pittman said if they are not proposing them we are not asking for them. Mr. Lateulers said instead of sidewalks we do provide a trail network throughout the community.

Resolution #2015.07.06.02

WHEREAS, Redwood Acquisition has submitted an application for a map amendment to the Sugarcreek Township Zoning Resolution to rezone 31.2561 acres located on Wilmington Pike from O-1 (Office) District and B-2 PUD (General Business Planned Unit Development) District to PUD-R (Residential Planned Unit Development) District; and,

WHEREAS, the Greene County regional Planning and Coordinating Commission has reviewed the applicant's request for a map amendment from O-1 (Office) District and B-2 PUD (General Business Planned Unit Development) District to PUD-R (Residential Planned Unit Development) District and has recommended that it be considered for approval; and,

WHEREAS, the Sugarcreek Township Zoning Commission held a public hearing on June 9, 2015, and has recommended approval of the requested map amendment from O-1 (Office) District and B-2 PUD (General Business Planned Unit Development) District to PUD-R (Residential Planned Unit Development) District; and,

WHEREAS, the Sugarcreek Township Board of Trustees held a public hearing on July 6, 2015, and deliberated on the application,

NOW THEREFORE, BE IT RESOLVED, the Sugarcreek Township Board of Trustees does hereby approve the applicant's request for a map amendment from O-1 (Office) District and B-2 PUD (General Business Planned Unit Development) District to PUD-R (Residential Planned Unit Development) District for 31.2561 acres identifiable by parcel ID L32000100030000800 (part of), located on Wilmington Pike.

Mrs. Daugherty moved to accept the Resolution as presented. Mr. Bryant seconded. Roll was called with the vote being as follows:

Mr. Pittman – Yes
Mr. Bryant - Yes
Mrs. Daugherty - Yes

Resolution #2015.07.06.03

WHEREAS, Redwood Acquisition has submitted an application for the approval of the Preliminary Development Plan for White Oakes Landing, a multi-family development. The subject property contains 89.8649 total acres with the Preliminary Development Plan consisting of 31.2561 of these acres, identified as parcel L32000100030000800, and is located on Wilmington Pike; and,

WHEREAS, the Greene County Regional Planning and Coordinating Commission has reviewed the applicant's request and has recommended that it be considered for approval; and,

WHEREAS, the Sugarcreek Township Zoning Commission held a Public Hearing on June 9, 2015, deliberated on the application, and has recommended approval of the Preliminary Development Plan for White Oakes Landing, a multi-family development, subject to the following conditions:

1. Final design shall be subject to approval of the Greene County Engineer's Office.
2. Final design shall be subject to approval of the Greene County Department of Sanitary Engineering.
3. Final design shall be subject to approval of the City of Bellbrook Water Department.
4. The development shall comply with the recommendations of the Soil and Water Conservation District.
5. Final design shall be subject to approval of Sugarcreek Township Fire Department.
6. The use of vinyl or aluminum siding shall be prohibited. Vinyl or aluminum may be used for fascia and soffits, or similar minor architectural or structural elements as approved by the Zoning Compliance Officer.
7. The applicant shall complete a traffic impact study to be scoped and reviewed by the Greene County Engineer's Office. Any changes to the plan recommended by the GCEO as a result of the Traffic Impact Study shall be reflected on the Final Development Plan submitted for approval. If changes are required to the intersection of Wilmington Pike and Center Point based on the impact of White Oakes Landing, those changes will be the responsibility of developer.
8. The pedestrian access to Sonoma Court shall be eliminated.
9. The developer shall be required to construct (or fund) the portion of the extended Center Point Drive shown on the Preliminary Development Plan to a point twenty feet north of the northern most point of the first entrance (the island entrance) into White Oakes Landing prior to the construction of any buildings within the development. The township will concurrently extend Center Point from that point to Clyo Road.
10. A 10' hiker biker trail shall be constructed along the extended Center Point Drive (with the developer responsible for the section along the extension of Center Point Drive that they will be constructing and the township responsible for the section along the extension of Center Point that it will be constructing).
11. The developer shall submit details of planned off-site improvements on Center Point on the Final Development Plan submitted for approval.

12. The developer shall work with the White Fence Farm HOA on deeding over the small portion of the subject parcel zoned R-1B that is not subject to this rezoning request (the small area land on the southwest corner of the intersection of Silverado Drive and Center Point Drive).
13. The 31.2561 acre development site shall be split from the larger parcel and created as a new lot. The small parcel zoned R-1B that is not subject to this rezoning request (the small area land on the southwest corner of the intersection of Silverado Drive and Center Point Drive) shall also be created as an individual open space lot (non-buildable) to facilitate transfer to the White Fence Farm HOA.

WHEREAS, the Sugarcreek Township Board of Trustees held a Public Hearing on July 6, 2015, and deliberated on the application,

NOW THEREFORE BE IT RESOLVED, that this Board of Trustees does hereby approve the Preliminary Development Plan for the White Oakes Landing subject to the conditions recommended by the Board of Zoning Commission.

Mr. Bryant moved to accept the Resolution as presented. Mrs. Daugherty seconded. Roll was called with the vote being as follows:

Mr. Pittman – Yes
Mr. Bryant - Yes
Mrs. Daugherty - Yes

7. Public Hearing ZC06-2015

Sugarcreek Township Board of Trustees are requesting a Map Amendment to the Zoning Resolution to rezone Parcel I32000100030000800(part of), 58.6088 acres on Wilmington Pike from O-1(Office) District and B-2 PUD(General Business Planned Unit Development) District to B-2(General Business) District.

Public Hearing is formally opened - Mrs. Daugherty moved to open the Public Hearing. Mr. Pittman seconded. Roll was called with the vote being as follows:

Mr. Pittman – Yes
Mr. Bryant - Yes
Mrs. Daugherty - Yes

Staff Report on the Text Amendments - Cara described the existing District and stated the proposed changes from O-1(Office) District and PUD-B-2 (General Business Planned Unit Development) District to B-2 (General Business) District. Cara provided a description of the property location and the adjacent parcels. She said the principal uses for this area should continue to be for commercial and office use. Cara said, in conjunction with the Cloyo Road Phase II project, water will be extended to the subject parcel further readying it for development.

Those wishing to speak in favor - Mr. Bo Gunlock said he was here on behalf of Mr. Jock Spears, the owner of the property, and said he would be glad to answer any questions. Mr.

Gunlock said they were currently looking at potential office facilities for the initial development.

Those wishing to speak against - None

Neutral parties wishing to speak - None

Public Hearing is closed - Mrs. Daugherty moved to close the Public Hearing. Mr. Bryant seconded. Roll was called with the vote being as follows:

Mr. Pittman – Yes

Mr. Bryant - Yes

Mrs. Daugherty - Yes

Deliberation and decision - Each of the Board members stated they were for the re-zoning.

Resolution #2015.07.06.04

WHEREAS, the Sugarcreek Township Board of Trustees has passed a Resolution to initiate a map amendment to the Sugarcreek Township Zoning Resolution to rezone 58.6088 acres located on Wilmington Pike from O-1 (Office) District and B-2 PUD (General Business Planned Unit Development) District to B-2 (General Business) District; and,

WHEREAS, the Greene County regional Planning and Coordinating Commission has reviewed the applicant's request for a map amendment from O-1 (Office) District and B-2 PUD (General Business Planned Unit Development) District to B-2 (General Business) District and has recommended that it be considered for approval; and,

WHEREAS, the Sugarcreek Township Zoning Commission held a public hearing on June 9, 2015, and has recommended approval of the requested map amendment from O-1 (Office) District and B-2 PUD (General Business Planned Unit Development) District to B-2 (General Business) District; and,

WHEREAS, the Sugarcreek Township Board of Trustees held a public hearing on July 6, 2015, and deliberated on the application,

NOW THEREFORE, BE IT RESOLVED, the Sugarcreek Township Board of Trustees does hereby approve the applicant's request for a map amendment from O-1 (Office) District and B-2 PUD (General Business Planned Unit Development) District to B-2 (General Business) District for 58.6088 acres identifiable by parcel ID L32000100030000800 (part of), located on Wilmington Pike.

Mr. Bryant moved to accept the Resolution as presented. Mr. Pittman seconded. Roll was called with the vote being as follows:

Mr. Pittman – Yes

Mr. Bryant - Yes

Mrs. Daugherty - Yes

8. Reports

A. Administration

Mr. Tiffany's report will be appended to the permanent record. Mr. Tiffany reminded all about the Centerville meeting on July 13th at the Korean Baptist Church regarding the Cornerstone Development. He also said the salt bids were thirty (\$30) dollars less a ton than last year. Mr. Tiffany said the microwave communications are up and running.

B. Fiscal Office

Mr. Hodson said the budget from tonight had to be submitted to the County by July 20th and, other than that, he had nothing to report.

C. Fire

The report prepared by the Fire Department will be appended to the permanent record. Assistant Chief Zimmerman said she had nothing additional to add.

D. Police

The report prepared by the Police Department will be appended to the permanent record. Chief Brown said he had nothing additional.

E. Roads and Services

The report for Roads and Services will be appended to the permanent record. Mr. Tiffany said Indian Wells wanted the Township to take over their road but he said we can't because they have a golf tee crossing the road.

F. Zoning

The report prepared by Cara Tilford, Director of Planning and Zoning, will be appended to the permanent record. Cara said she had nothing else to add.

G. Information Technology

The report prepared by Mr. Zappanti, Director of Information Technology, will be appended to the permanent record. Mr. Zappanti said he had nothing to add.

H. Trustees

The Board had no comments.

9. Public Comments – Agenda Items

None.

10. Old Business

Schedule next Fire/EMS Public Input meeting. - The Board decided to discuss this after the Centerville Cornerstone meeting.

11. New Business

Consent Agenda Items

A. Approval of Minutes

B. Payment of Bills

C. Declaration of Excess Fire and Police Department Property

Resolution #2015.07.06.01

WHEREAS, the Sugarcreek Township Fire and Police Departments have identified equipment which is no longer needed for operations, and;

WHEREAS, Assistant Chief Joann Zimmerman is requesting the Fire Department's 1992 Nuway Trailer (VIN 415KO0814NH 862483) be declared as excess property and sold "as is"; and,

WHEREAS, Chief Michael Brown is requesting the attached list of Police Department items be declared as excess property and sold "as is"; and,

WHEREAS, all items listed have an individual value of \$2,000 or less,

NOW THEREFORE BE IT RESOLVED, this Sugarcreek Township Board of Trustees hereby declares said Fire and Police Department property to be excess and authorizes the Township Administrator to immediately dispose of and/or place said property on GovDeals.com and sold "as is".

Mrs. Daugherty moved to accept the 'Consent Agenda' items as presented. Mr. Pittman seconded. Roll was called with the vote being as follows:

Mr. Pittman – Yes
Mr. Bryant - Yes
Mrs. Daugherty - Yes

12. Public Comments

None.

13. Trustee/Staff Discussion

None.

14. Executive Session

Mrs. Daugherty move to adjourn to Executive Session at 9:32 pm for Employee Compensation/Disciplinary reasons. Mr. Bryant seconded. Roll was called with the vote being as follows:

Mr. Pittman – Yes
Mr. Bryant - Yes
Mrs. Daugherty - Yes

15. Adjourn

The meeting was reconvened with no action taken and promptly adjourned.

Theodore L. Hodson, Fiscal Officer