

The Board of Trustees of Sugarcreek Township, Greene County, Ohio, in Regular Session on November 14, 2018, at 7:00 PM, at 2090 Ferry Road, Bellbrook, Ohio 45305.

1. Mrs. Daugherty called the session to order at 7:00 pm.
2. Mr. Tiffany called the roll with Board Members, Nadine Daugherty and Carolyn Destefani being present. Mr. Pittman arrived later. Also in attendance, who signed in, were Graham Parlin, Ken Shelton, Luann Shelton, Jonathan Winkler, Liz White, Tom Nicholson, Denise Moore, Robert Moore, Kim Williams, Peter Certo, TL McClellan, Betty Frederick, Mary Lou Shoyer, Teresa and Dan Kinney, Chris Ewing, Jim Watson, Jim Hogue, Aaron Altman, Christian Woodford, Wayne Powell and 2 others whose names were illegible.
3. All rose and recited the Pledge of Allegiance to the Flag.
4. **Public Hearing**
 - A. ZC Case 07-2018: HPA Development Group, Inc. is requesting a map amendment to the Sugarcreek Township Zoning Resolution to rezone 4775 Swigart Road from A-1 (Agricultural) District to PUD-R (Residential Planned Unit Development) District. The subject property contains 66.135 acres, can be further identified by parcel number L32000100140000100, and is owned by Ralph D. Black, Inc. HPA Development Group, Inc. is also requesting preliminary development plan approval under Article 5 of the Sugarcreek Township Zoning Resolution for approval of the preliminary plan for a residential subdivision containing 189 lots. – 2018.11.14.02

Mr. Pittman opened the public hearing. Mrs. Daugherty seconded. Roll was called with the vote being as follows:

Mrs. Destefani – Yes
Mrs. Daugherty – Yes
Mr. Pittman – Yes

Mrs. Tilford gave her staff report.

Mr. Graham Parlin, HPA Development Group, along with Doug Herold, Kimpton Williams, Jim Watson, Sara Sanger. HPA is a residential Development company, 12 years as HPA with 50 years combined experience. HPA is a small company and is very hands on. Mr. Parlin thanked Mr. Tiffany and Mrs. Tilford for all of their collaboration to date. HPA has worked extensively with the Township and the city of Beavercreek to come up with this version. Home prices will be 325,000 - 400,000 dollars so HPA does not feel like they will be bringing anything cheap into the area. Proposing 2 Homeowners associations and 2 distinct product types catering to a number of buyer groups. The site will include a playground area and a community garden area for the residents. HPA supports all the items and conditions suggested by staff and the Zoning Commission.

Mrs. Destefani asked what would be the draw for the high cost.

Mr. Parlin stated that there are limited buying options and this is new product. These homes will be really nice inside.

Mr. Pittman asked which of the styles they would build first.

Mr. Parlin advised that they would do both simultaneously.

Mr. Tiffany asked where the community garden would be located.

Mr. Parlin stated that there are open spaces that would be used.

Mr. Pittman stated that the garden was a good idea.

Mr. Parlin noted that Drees did a project in the Loveland School district that is really cool.

Mrs. Daugherty asked about the 20 acres of open space and how large of an area would the garden be.

Mr. Parlin stated that the area would be about ½ acre and the same with the playground.

Mrs. Daugherty stated she would like see more open space.

Mrs. Destefani asked if MI Homes is usually the builder they work with.

Mr. Parlin stated that they work with lots of the large builders.

Mrs. Destefani asked about the impact on the schools.

Mr. Parlin did not have that data.

Mrs. Daugherty asked about the number of bedrooms in each style.

Mr. Parlin indicated that the single family would have 3-4 bedrooms and the patio homes would have 2-3 bedrooms.

Mrs. Destefani asked if they were open to build the hiker/biker path now.

Mr. Parlin stated that it only makes sense if there is an immediate plan for use.

Mr. Pittman stated his disagreement.

Mr. Parlin noted that early on we discussed connecting somehow to the church trail network across the street, but the GCEO struggled with the idea of crossing folks. He noted that they are big proponents of trail systems.

Mrs. Daugherty asked about average lot size.

Mr. Parlin stated 55' wide by 120' or 130' feet.

Mrs. Daugherty asked about consistency with the Long Range Land Use Plan.

Mrs. Tilford stated that the Long Range Land Use Plan calls for density to be determined on a case by case basis. This density is 2.86. We did look at the densities in the adjacent municipality which is a consideration for density here and the straight zone City of Beavercreek smallest lot is 16,000. In a PUD you they allow up to 9.5 dwelling units per acre. Beavercreek's Land Use Plan has the area to the north of this site identified for densities up to 3 dwelling units per acre. It was determined to be consistent by the Zoning Commission. She noted that PUD-R has a recommended open space percentage of 25%. The project is over 30%.

Mrs. Destefani explained that this project is an annexation risk. She asked Mr. Parlin to discuss his position.

Mr. Parlin stated that their preference is to work with Sugarcreek Township but they will cross that bridge tomorrow.

Mr. Pittman asked for comments in favor.

There being none, he asked for comments in opposition.

Mr. Christian Woolford, 291 Redwood Blvd., Beavercreek came forward. He noted he moved from Bellbrook four years ago to avoid Wilmington Pike. He noted that his friends at Wright Patt have figured out a way to avoid that and they use Darst. It will only get worse as you continue to build. His concern is safety. That corner is an accident waiting to happen. He doesn't want the ponds, they are a geese factory. The bike path makes no sense. You have two four-way stops getting worse. If this goes in then

traffic needs to be managed. Please consider traffic. Wilmington Pike is a nightmare between 330 and 600. Everyone avoids it. There should be two entrances that makes sense. However, turning left on Darst would be bad. He welcomes this developer getting these prices because his property value will go up.

Mr. Robert Moore, 668 Bailey's Trail in Wagner Hill subdivision. He noted concerns with traffic. He noted he was 30 deep on Feedwire today. He noted concerns with the traffic study with respect to timing.

Mr. Ken Shelton, 428 Darst Road, spoke in opposition noting concerns with traffic.

Mr. Tom Nicholson, 585 Carpenter Road, spoke in opposition noting concerns with traffic and the traffic impact study in particular noting it was paid for by the developer.

Mr. Peter Certo, 625 Darst Road, spoke in opposition noting concerns with traffic.

Mr. Jonathan Winkler spoke in opposition noting concerns with traffic. He also noted concern the property may have archaeological significance and thanked the developer for investigating that issue further.

Mr. Pittman asked for any additional comments. There being none, he made a motion to close the public hearing, which was seconded by Mrs. Daugherty Roll was called with the vote being as follows:

Mrs. Destefani – Yes
Mrs. Daugherty – Yes
Mr. Pittman – Yes

Mr. Pittman noted a lot of concern has been voiced relative to traffic and we have heard some question the traffic impact study that was completed. He noted that he understands that the Engineer's Office was involved in scoping and reviewing the study but he understands the public and their concern that the developer funded it.

Mrs. Daugherty noted she is concerned about traffic, the traffic study and the density.

Mr. Tiffany suggested it may make sense given the concern and seeming distrust in the study completed to have an outside engineering firm review the study and its recommendations.

Mrs. Destefani noted that she felt that would be prudent. Mr. Pittman and Mrs. Daugherty agreed.

Mrs. Daugherty reiterated her concern was also with density.

Mr. Pittman made a motion to table the request until the study could be reviewed and continue deliberations on December 3, 2018 at 7:00 p.m. which was seconded by Mrs. Daugherty.

Roll was called with the vote being as follows:

Mrs. Destefani – Yes
Mrs. Daugherty – Yes
Mr. Pittman – Yes

5. Reports

A. Administration

Mr. Tiffany had nothing to add.

B. Fiscal Office

Mr. Hodson was not present.

- C. Fire
 - Chief Leaming had nothing to add.
 - Mrs. Destefani asked about the Air pack demo.
 - Chief Leaming stated that they had vendors in and then made a decision.
 - Mrs. Daugherty added stated that within the next couple of meetings the Township will be recognizing the ODOT worker that helped with the accident during the flooding.
- D. Police
 - Chief Brown talked about the annual drug drop off.
 - This year received 40-45 pounds of unused drugs.
- E. Roads and Services
 - Mr. Tiffany had nothing to report.
 - Mrs. Destefani asked if the CDL was required to operate the trucks.
 - Mr. Tiffany confirmed that to operate the large trucks for snow removal, yes a CDL is required.
- F. Zoning
 - Mrs. Tilford had nothing to add.
- G. Information Technology
 - Mr. Zappanti had nothing to add.
- H. Trustees
 - Mrs. Daugherty had nothing to add.
 - Mrs. Destefani attended the Bike trail connection meeting. The Greene County waste water meeting was held on Oct. 31. There will be a change in billing which will appear on the March bill.
 - On Nov 8th Mrs. Destefani attended Adoption Day.
 - Nov. 11 was the Grand Opening of the Centerbrook Church.
 - She and Mr. Tiffany attended Cyber training to learn about safety and security.

6. Public Comments – Agenda Items

None

7. Old Business

Bellbrook Sugarcreek Parks and Schools Meeting – January 2019

8. New Business

Consent Agenda Items

- A. Payment of Bills
- B. Approval of Minutes
- C. 2018 Annual Report of Township Roadways – 2018.11.14.01

SUGARCREEK TOWNSHIP
 RESOLUTION NO. 2018.11.14.01
 IN RE: 2018 Annual Report of Township Roadways

WHEREAS, the Board of Trustees has received the Annual Township Road Inventory Report from the Greene County Engineer; and,

WHEREAS, this Report has been reviewed by the Roads and Services Supervisor, Bill Harphant, and the Township Administrator, Barry P. Tiffany, and found to be accurate as presented; and,

WHEREAS, this Report indicates the road names, length in miles, their condition as well as work completed the past twelve (12) months,

NOW THEREFORE, BE IT RESOLVED, that this Report, as presented and reviewed, is accepted by this Board of Township Trustees.

FURTHER BE IT RESOLVED, a signed copy shall be returned to the Greene County Engineer.

D. Resignation of Fire department staff , Greg Staten – 2018.11.14.03

SUGARCREEK TOWNSHIP
RESOLUTION NO. 2018.11.14.03
IN RE: Resignation of Fire Department Staff Greg Staten

WHEREAS, full-time Firefighter/Paramedic Greg Staten has indicated his desire to resign from the Sugarcreek Township Fire Department; and,

WHEREAS, Mr. Staten became a member of the Sugarcreek Township Fire Department as a volunteer Firefighter/Paramedic on October 18, 1999; and,

WHEREAS, Chief Jeffrey A. Leaming recommends we accept the resignation of Mr. Staten.

NOW THEREFORE, BE IT RESOLVED that the Board of Sugarcreek Township Trustees officially accept the resignation of Greg Staten effective November 1, 2018.

E. Accepting Amounts and Rates – Fire Levy – 2018.11.14.04

SUGARCREEK TOWNSHIP
RESOLUTION NO. 2018.11.14.04
IN RE: Accepting the Amounts and Rates as Determined by the Budget Commission and Authorizing the Necessary Tax Levies and Certifying Them to the County Auditor

WHEREAS, the Budget Commission of Greene County, Ohio, has certified its action thereon to this Board together with an estimate by the County Auditor of the rate of the tax necessary to be levied by this Board for the Fire Levy Renewal,

NOW THEREFORE, BE IT RESOLVED, by the Board of Trustees of Sugarcreek Township, Greene County, Ohio, that the amounts and rates, as determined by the Budget Commission in its certification, be and the same are hereby accepted.

BE IT FURTHER RESOLVED, that there be and is hereby levied on the tax duplicate of said Township the rate of the aforementioned Fire Levy as attached in Schedule A.

F. Declaration of Excess Property – Fire Department – 2018.11.14.005

SUGARCREEK TOWNSHIP
RESOLUTION NO. 2018.11.14.05
IN RE: Declaration of Excess Property – Fire Department

WHEREAS, the Sugarcreek Township Fire Department has identified equipment which is no longer needed for operations, and;

WHEREAS, the item listed has an individual value of \$2,000.00 or less,

o **Ferno Cot 35X Pro-Flexx.**

- SN 11N-188013

NOW THEREFORE BE IT RESOLVED, that this Sugarcreek Township Board of Trustees hereby declares this property to be excess and directs the appropriate disposition of this property.

Mrs. Destefani motioned to approve Consent agenda items. Mrs. Destefani seconded.
Roll was called with the vote being as follows:

Mrs. Destefani – Yes
Mrs. Daugherty – Yes
Mr. Pittman –Abstain

9. Discussion Agenda Items

10. Public Comments

11. Trustee/Staff Discussion

12. Adjourn

Theodore L. Hodson, Fiscal Officer