

**The Board of Trustees of Sugarcreek Township, Greene County, Ohio, in Regular Session on April 5th, 2021, at 7:00 PM, via zoom.**

1. **Mrs. Destefani called the session to order at 7:01 pm.**
2. **Mr. Hodson called the roll with Board Members** Mrs. Destefani, Mr. Cramer, and Mrs. Daugherty being present. Also, in attendance was Donna Hellmann and Denise Moore.
3. **All in attendance stood for the Pledge of Allegiance.**
4. **Public Hearing**
  - A. **ZC-Case 01-2021:** Applicant, Phillip M. Herres, is requesting a map amendment to the Sugarcreek Township Zoning Resolution to rezone 54.882 acres located at 4267 and 4271 Clys Road from A-1 (Agricultural) District to PUD-R (Residential Planned Unit Development) District. The subject parcels can be further identified by parcel numbers L32000100020006700 and L32000100020000800 and are owned by Phillip M. Herres and Gigi Ellen Withrow, Trustees. The applicant is also requesting preliminary development plan approval under Article 5 of the Sugarcreek Township Zoning Resolution for approval of the preliminary plan for a proposed subdivision.– 2021.04.05.01

- Public hearing is formally opened
- Staff report on the text amendments

Mrs. Tilford gave the staff report.

- Applicant presentation

Mr. Van Atta spoke on behalf of the applicant.

Mrs. Diorio spoke about the access points and the terrain that is near the bridge going over the river. If that were to be apart of the hiker biker pathway it is a huge responsibility for the HOA. This is a concern for privacy and safety of the citizens.

- Those wishing to speak in favor

No one spoke.

- Those wishing to speak against

Larry Matthews stated that around lots 40 and 41 he is curious about the setbacks. And the negotiation for the tree line.

Mrs. Tilford stated that there is some room in area A and B to do some shifting to maximize the amount of tree line preserved. They will do as much as they can to preserve as many trees as possible.

Mr. Matthews stated that there has been a lot of drainage issues over the last few years from that property into his area. He wants to know how that is going to be fixed if houses are going to be added in and the grass taken away.

Mrs. Tilford stated that they cannot increase the runoff to the surrounding properties. Mr. Van Atta would be best to speak on this issue.

Mr. Matthews asked if there will be a setback of at least 25 feet, with or without the trees.

Mrs. Tilford stated yes, there will be a setback of 25 feet with or without the trees. In that area adjacent to Mr. Matthews, they are not allowing any sheds or privacy fencing to be put in so there will be no structures in that 25-foot setback area.

Mr. Matthews asked if they will be retaining the structure of the current fence or if it will be replaced with something else.

Mrs. Tilford stated this is a popular question from many of the neighbors. The developer intends to leave that existing fence where it is.

Mr. Matthews thanked Mrs. Tilford for answering his questions.

Mr. Van Atta stated that the drainage is a concern of theirs, they are trying to put a storm sewer in that no cut zone. He spoke with Mrs. Diorio and they talked about having the down spouts directed towards the front of the house, towards the street. That would direct the water towards the pond.

Mrs. Diorio stated that that would work, and it would relieve the requirement for the storm sewer, thus being able to leave the no cut zone alone. This fix will lessen the amount of water that has been draining onto the adjacent yards.

Mr. Matthews asked what the time frame was for the development to start and how long it will take for the project to be finished.

Mr. Van Atta stated that it is a very large project, and they do not have a specific timeline set in place yet.

Mr. Matthews asked which area was going to be developed first.

Mr. Van Atta stated that they will probably start with the sewer mains, towards the back end of the property by the Little Sugarcreek creek. He expects the patio homes to start first, but it will all probably go up pretty quickly. He also stated that the construction would likely not start until the end of this year due to how long it takes to draw up final plans and get the counties approval.

- Neutral parties wishing to speak

No one spoke.

- Public hearing is closed

Mrs. Destefani moved to close the public hearing. Mrs. Daugherty seconded.

Roll was called with the vote being as follows:

Mrs. Destefani – Yes

Mrs. Daugherty – Yes

Mr. Cramer –Yes

- Deliberation and decision

Mrs. Destefani stated that the Greene County Engineer is interested in having the Kensington Drive access point. That way there would be more access to the development for traffic reasons. She asked Mrs. Tilford if there was more information about the need for additional egress for the cul-de-sacs.

Mrs. Tilford stated that they wanted the two access points, one at Clys and one at Kensington. She asked if they retained the emergency accesses at the end of the cul-de-sacs or if they would just go away. The county stated that they would like them to be retained. Reason being that if the public road A were to get blocked emergency services would still be able to have access.

Mrs. Destefani stated that she is very excited to see the hiker biker pathway be incorporated as they are trying to connect the community to the existing pathways.

Mr. Cramer stated that he thinks the plans look good as long as it meets with the conditions from the engineer and the Sugarcreek Township Fire Department. He wants to make sure that there is no risk of injury or someone getting hurt. Since that has been taken care of, he has no problem moving forward with the plan.

Mrs. Destefani stated that they need to change number 12 on the conditions for Trustee consideration.

Mrs. Tilford stated that yes, they will have to strike the second half about the hiker biker trail connecting to the existing bridge across the Little Sugarcreek creek.

Mrs. Destefani asked that the total acreage is 54.882 acres and the open space 14.4 acres.

Mrs. Tilford stated that yes that is correct.

Mr. Van Atta stated that the request was made for the property lines be pulled further to the east to increase the open space area.

Mrs. Destefani motioned to accept the Conditions for Trustee Consideration for ZC-Case 01-2021, Resolution 2021.04.05.01. With amendment to condition number 12. Mrs. Daugherty seconded.

Roll was called with the vote being as follows:

Mrs. Destefani – Yes

Mrs. Daugherty – Yes

Mr. Cramer –Yes

## 5. **Reports**

### **A. Administration**

Mr. Tiffany was not present. He had nothing to add to his report.

Mrs. Destefani reminded everyone that this upcoming Saturday April 10<sup>th</sup>, is the Community Cleanup Day.

Mr. Cramer is meeting with students from Bellbrook high school to help with the Community Cleanup Day. They are hoping to get news coverage to make this event more public.

Mrs. Destefani also stated that there have been some discrepancies with the state to get COVID relief funding back for the Townships in Ohio. There is work in progress by the Township Administrator to help all Townships in Ohio to be included in this bill to help with funding in the Townships.

### **B. Fiscal Office**

Mr. Hodson was not present. There was nothing to add to his report.

### **C. Fire**

Chief Leaming was not present. There was nothing to add to his report.

Mrs. Destefani asked about an update on the ladder truck.

Mr. Cramer stated that it has been ordered and it will take about 12 months for it to be completed and in our hands.

### **D. Police**

Chief Brown was present. Chief Brown stated that April is Child Abuse Prevention Month. Michaels House asked that on the 14<sup>th</sup> of April everyone wear blue to Help spread awareness.

Mr. Cramer asked if Chief Brown participated in the Good Friday Crosswalk.

Chief Brown stated that he did participate in the walk and it was the 10<sup>th</sup> year that the Crosswalk has been done.

**E. Roads and Services**

Mr. Harphant was not present. There was nothing to add to his report.

**F. Zoning**

Mrs. Tilford was present. There was nothing to add to her report.

Mrs. Destefani stated that the Fisher Homes development, if approved that will be 142 units developed.

**G. Information Technology**

There was nothing new to report.

**H. Trustees**

Mrs. Destefani stated that there was a community meeting with the Township, the school board, the parks district, and Bellbrook city on the 22<sup>nd</sup> of March. They are scheduling the next meeting for June 7<sup>th</sup>, 2021 at 5:30 pm via Zoom. She also stated that Miami Valley Regional Planning Commissions have launched their job board. It is exclusively to MVRPC members, she is excited to see the outcome of the job board. Mrs. Destefani also stated that on April 13<sup>th</sup>, the Greene County Township Association meeting is being hosted by Stephanie Goff. The Township is doing the Park board Commissioner interviews this week, there are 4 candidates they will be interviewing. She also spoke about having our newsletter be more often, possibly quarterly. And how to get news out to the public in a more efficient way.

**6. Public Comments – Agenda Items**

**7. Old Business**

**8. Consent Agenda Items**

**A. Payment of Bills**

**B. Approval of Minutes**

**C. Resignation of Fire Department Staff – Phoenix Robinson and Jeff Kren –  
2021.04.05.02**

**SUGARCREEK TOWNSHIP**

**RESOLUTION NO. 2021.04.05.02**

IN RE: Resignation of Fire Department Staff Phoenix Robinson and Jeff Kren

WHEREAS, Part-time Firefighter/EMT, Phoenix Robinson has indicated his desire to resign from the Sugarcreek Township Fire Department; and,

WHEREAS, Mr. Robinson was hired as a member of the Sugarcreek Township Fire Department on August 25, 2020; and,

WHEREAS, Part-time Firefighter/Paramedic, Jeff Kren, has indicated his desire to resign from the Sugarcreek Township Fire Department; and,

WHEREAS, Mr. Kren was hired as a member of the Sugarcreek Township Fire Department on April 3, 2019; and,

WHEREAS, Chief Jeffrey A. Leaming recommends we accept the resignations of Mr. Robinson and Mr. Kren.

NOW THEREFORE, BE IT RESOLVED that the Board of Sugarcreek Township Trustees officially accept the resignation of Phoenix Robinson effective March 29, 2021 and Jeff Kren effective March 9, 2021.

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

Mrs. Destefani – Yes  
Mrs. Daugherty – Yes  
Mr. Cramer –Yes

9. **Discussion Agenda Items**

A. 2021-2022 School Resource Officer Agreement

10. **Public Comments – Discussion Agenda Items**

Denise Moore stated that she is planning an anti-racism conference, on May 22<sup>nd</sup>, 2021.

11. **Trustee/Staff Discussions**

12. **Adjourn**

Mrs. Daugherty moved to adjourn. Mr. Cramer seconded.

Roll was called with the vote being as follows:

Mrs. Destefani – Yes  
Mrs. Daugherty – Yes  
Mr. Cramer –Yes

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Theodore L. Hodson, Fiscal Officer