

The Board of Trustees of Sugarcreek Township, Greene County, Ohio, met in Work Session on June 1, 2015, at 5:30 p.m., at 2090 Ferry Road, Sugarcreek Township, Ohio 45305.

1. Mrs. Daugherty called the meeting to order at 5:30 pm.
2. Mr. Tiffany called the roll with Board Members Nadine Daugherty, Mike Pittman and Scott Bryant being present. Mr. Hodson was absent.

Mr. Tiffany said he needed an Executive Session to discuss allegations against an employee in accordance to ORC 122.121.G1.

Mr. Bryant moved to adjourn to Executive Session at 5:35 pm. Mrs. Daugherty seconded. Roll was called with the vote being as follows:

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

The meeting resumed at 6:10 pm with no action taken.

Compensatory Storage - Bill Schieman was present to talk about the proposed Compensatory Storage issue. Mr. Pittman asked about what would be exempt. Mr. Schieman explained exemptions among which included structures less than 100 square feet and projects requiring no more than ten cubic yards of fill. Mr. Bryant asked about Tischer's driveway. Mr. Schieman said this is a business concern and becomes exempt because it is agricultural. Mr. Pittman asked if this prohibited any development on the flood plain. Mr. Schieman said it did not. He said they just had to do compensatory storage. He explained the impact of it all saying without it more water is just sent downstream for others to deal with.

Mr. Tiffany asked “what was the downside of Beaver creek's policy?” Mr. Schieman said Beaver creek prohibits fill explicitly and it is allowed only under conditional use. He said we have not done that since our plan was created with our own residents input. Mr. Bryant asked how many zoning conditions Beaver creek has approved and where are they filling. Mr. Schieman said we need to ask that of Beaver creek and maybe Xenia Township also. Mr. Schieman said he could see no reason why we would not want to protect our own flood plain. Mrs. Daugherty asked “who would be against it?”

Mr. Schieman said Mr. Tischer came to our BZC meeting and said we need to retain our existing roads and driveways. Mr. Schieman said Mr. Betz is against the plan because he is afraid businesses in the Industrial District would annex to avoid it. Mr. Schieman said he did not see this as significant.

Mr. Pittman said the Park Board was concerned. Cara said she advised Jeff Stewart and Howard Ackerman of the meeting. Mr. Tiffany asked if Stephanie Hayden approved of the form and text of the plan. Cara said she had.

Mr. Tiffany said we need to clarify with legal, for example, if someone spent Six Thousand (\$6000) dollars on a garage then Three Thousand (\$3000) for the compensatory storage engineering, would that be considered a taking. Mr. Bryant asked if someone fills in the fringe if they need to go through the process. Mr. Schieman said yes because the structure itself could be an obstruction.

Mr. Tiffany said we need to make sure this is not a solution looking for a problem but a proactive measure. He said we don't have a problem with this today. Mr. Schieman said the BZC spent a lot of time on this at the Board's request. Mrs. Daugherty said this should provide for protection from having a problem. Mr. Schieman said we would like action on this. Mr. Bryant said he is not prepared to make a decision now. He said he would like information on the projects in Beavercreek and Xenia they have approved to make sure our exemptions and thresholds are right. Mr. Bryant said he has no issues at the upper end of this. He said with Barry's example of the Six Thousand (\$6000) dollar garage and the Three Thousand (\$3000) dollar fee, it makes me question where the lower boundary should be.

The Board decided to discuss this again on June 15th or July 6th after more information is obtained.

The meeting adjourned at 6:50 pm.

Theodore L. Hodson, Fiscal Officer