

The Board of Trustees of Sugarcreek Township, Greene County, Ohio, in Regular Session on December 2, 2013, at 7:00 pm, at 2090 Ferry Road, Bellbrook, Ohio 45305.

1. Mr. Pittman called the session to order at 7:00 pm.
2. All rose and recited the Pledge of Allegiance to the Flag.
3. 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 present were Donna Hellman, Doug Betz, Danielle Coots and Bill Schieman.

4. Community Activities

Chief Pavlak said there was a Chamber of Commerce Meeting on the 5th at 11:30 am. He also said Bellbrook's 'Christmas in the Park' was scheduled for December the 14th. Cara said 'Go Dogs Go' is having their grand opening this Wednesday at 10:00 am. Chief Brown said that Officer Pyles last day was last Thursday.

5. Reports

A. Administration

The report prepared by Mr. Tiffany will be appended to the permanent record. Mr. Tiffany said he will be back in Columbus tomorrow regarding H.B. 277. He said there will be testimony by two or three Townships tomorrow. Mr. Bryant asked if there was anything else the Board could do other than their letter. Mr. Pittman asked Mr. Tiffany to provide a brief explanation of our concern. Mr. Tiffany said the legislation regarding Type II annexations has a flaw which does not allow Townships and Park Districts to be considered as owners. He said when an annexing entity annexes a piece of property, if there is an adjacent piece of public property to it, under the current law they can take it also. He said it has recently happened to Beavercreek and Washington Townships.

Mrs. Daugherty asked when the grand opening for "Fine Wines and True Spirits" was scheduled. Mr. Tiffany said there was a grand opening wine tasting scheduled for this Friday.

Chief Pavlak also asked Mr. Tiffany if H.B. 289 (JEDD's) were also in discussion. Mr. Tiffany replied that it was.

B. Fiscal Office

Mr. Hodson said he had nothing to report.

C. Fire

The report prepared by the Fire Department will be appended to the permanent record. Chief Pavlak said he got a \$3,000.00 grant from the Ohio Division of EMS. Mr. Bryant asked where we stood on the MARCS loan from LGIF. Mr. Tiffany said everything supposedly has been completed but we are still waiting.

D. Police

The report prepared by the Police Department will be appended to the permanent record. Chief Brown said 'Shop with a Cop' will be on December 20th. Mr. Pittman asked about the accident on Feedwire and Wilmington. He said the day after it looked like the debris had just been moved to the side of the road and not removed. Chief Brown said he has received some complaints from his Sergeants that some of the towing companies have been leaving debris on the street, particularly broken glass, which should have been swept to the side. He said he may revisit the towing issue after the first of the year. Mr. Bryant suggested we send them a letter stating we have noticed they are not doing their job. Mrs. Daugherty said that, after all the fuss they made, if they don't want to do it right we should just take them off the list.

E. Roads and Services

The report for Roads and Services will be appended to the permanent record. Mr. Tiffany said there was an accident near the cement plant. He said a bulldozer came off of a trailer in the curve at the bottom of the hill and damaged the road and spilled diesel fuel all over the road. He said Ernst Concrete immediately

dumped sand on the road with their equipment. He said we will probably have to replace the asphalt this spring where the diesel fuel spilled. Mr. Tiffany said the damage will be paid for by the truck owners insurance. He said the road is closed for now so the absorbent put on it has time to work. He said the road will be swept clear tomorrow and will be reopened.

Mr. Tiffany said Morman's Towing did a great job. Chief Pavlak said he and Chief Brown will get together on the cost of their response to turn into the insurance company also.

E. Zoning

The report prepared by Cara Tilford, Director of Planning and Zoning, will be appended to the permanent record. Cara said she received an e-mail from the Prosecutor's Office regarding their Zoning Workshop. She said she will get the information to the Board. Cara also said she and four BZC members will be attending the MVRPC seminar at Sinclair.

Mrs. Daugherty asked about the lighting issue on Stewart Road. Mr. Tiffany said he thinks it will soon be worked out.

F. Information Technology

Mr. Zappanti's report will be added to the permanent record. Chris said he had nothing to add and the Board had no questions for Chris.

G. Trustees

Mrs. Daugherty said she met with Karen and they are arriving at the end of the Employee Manual updates. She said it should be ready for review in January.

Mr. Bryant asked if we got with the school board regarding the Marching Band recognition. Mr. Tiffany said Karen was to get together with them and would check with her.

6. **Old Business**

A. Meeting with the City of Bellbrook

Mrs. Daugherty asked if we've contacted them again. Mr. Tiffany said he has talked to Mark, who said he will get with the Mayor, and they will be happy to meet with us.

7. **New Business**

Fiscal Office

A. Approval of Minutes

Mr. Pittman moved to approve the minutes for the Regular Session and the Work Sessions. Mr. Bryant seconded. Roll was called with the vote being as follows:

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

B. Payment on Bills

Mr. Pittman moved to accept the Payment of Bills as presented. Mrs. Daugherty seconded. Roll was called with the vote being as follows:

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

Roads and Services Department

C. Re-appointment of Temporary Part-time Employees for the Roads and Services Department

Resolution# 2013.12.02.01

WHEREAS, the need exists to establish and maintain a viable work force within the Sugarcreek Township Roads and Services Department; and,

WHEREAS, Alexander J. Robinson was hired as temporary part-time employee on November 5, 2012, and Nicholas R. Sorensen was hired as a temporary part-time employee on December 17, 2012; and,

WHEREAS, the previous appointments expired as they were only valid for one hundred and eighty (180) days from the start of employment; and,

WHEREAS, Barry P. Tiffany, Township Administrator, recommends the re-appointment of Mr. Sorensen and Mr. Robinson to the positions of temporary part-time employee and has indicated that adequate funds are available in the 2013 budget for these re-appointments,

NOW THEREFORE, BE IT RESOLVED, that this Board of Sugarcreek Township Trustees does hereby re-appoint Nicholas R. Sorensen and Alexander J. Robinson to the positions of temporary part-time employee at the rate of pay of \$11.25 per hour, payable on a bi-weekly basis.

FURTHER BE IT RESOLVED, these positions are temporary in nature and will be valid for one hundred and eighty (180) days beginning November 18, 2013.

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

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

Mr. Bryant asked how many we had now. Mr. Tiffany said he thought this made eight.

Zoning Department

D. Approving and Adopting Updates to the Comprehensive Development Plan and Renaming the Document the 2013 Sugarcreek Township Long-Range Land Use Plan.

Resolution# 2013.12.02.02

WHEREAS, the orderly development of land within Sugarcreek Township and Greene County, Ohio, requires a Comprehensive Plan to serve as a guide for the long-range desirable use of land in the county and Sugarcreek Township; and,

WHEREAS, such a plan is needed to serve as a guide in the administration of the Sugarcreek Township Zoning Resolution and is directly related thereto; and,

WHEREAS, the Sugarcreek Township Comprehensive Development Plan was adopted by the Sugarcreek Township Trustees in May 2001 and updated in November 2007; and,

WHEREAS, it is necessary to update this plan from time to time to ensure that the township has an up-to-date plan with relevant land use, transportation and public facilities elements; and,

WHEREAS, the most recent approval to adopt updates to the Comprehensive Development Plan was made by the Board of Trustees on November 5, 2007; and,

WHEREAS, the Board of Trustees appointed a committee of three members at large to assist staff to research, consult and prepare the recommended updates; and,

WHEREAS, on November 12, 2013, the Sugarcreek Township Board of Zoning Commission reviewed the recommended updates and passed a motion to recommend that the updates proposed by the committee, as amended by the Zoning Commission, be approved by the Board of Township Trustees.

THEREFORE BE IT RESOLVED, that this Board of Sugarcreek Township Trustees hereby adopts the updates to the Comprehensive Development Plan for Sugarcreek Township as recommended by the Sugarcreek Township Zoning Commission and modified by the Board of Trustees, as the official plan for the desirable long-range use of land within the Township.

BE IT FURTHER RESOLVED, that said document will be known as the 2013 Sugarcreek Township Long-Range Land Use Plan and will serve to meet the comprehensive plan requirement of Section 519.02 A. of the Ohio Revised Code.

BE IT FURTHER RESOLVED, that a copy of this Resolution together with a copy of the 2013 Long-Range Land Use Plan shall be submitted to the Greene County Regional Planning and Coordinating Commission for their endorsement.

Mr. Brant moved to accept the Resolution as presented. Mrs. Daugherty seconded.

Mr. Pittman said he was extremely pleased with the new document. He said it was well done and thanked all who worked on it. Mrs. Daugherty agreed and said she had pulled out the old 2001 copy. She said at the time she thought the most important thing was not to just put it on the shelf and is so happy they are still working on it. Mr. Pittman thanked Cara and Mr. Tiffany saying they are very professional and did a great job. Mr. Bryant said he agreed and there is little to add to Mike and Nadine's comments.

Cara said the Trustees made a few changes. She said the last sentence on page 27 was dropped. She also said the Board changed a few sentences on page 41 in reference to the planning area. Mr. Schieman, Chairmen of the BZC, said he remembered in the early 2000's he paid \$20.00 for a copy of the zoning resolution because he was interested in getting involved. He said after reading it, he really wanted to get involved. Mr. Schieman said at first he thought the changes would be hard work but a quick fix. He said it ended up being a major undertaking. He said we did our best to give you a tool to take us forward into the future. . Mr. Schieman said we tried to incorporate everyone's point of view and really wanted to thank Doug Betz for his input. He said we did our best and are excited about it. Mr. Pittman said page 69 says it all by stating what we will be 20 or 30 years from now. Mr. Schieman thanked Mike for pointing out that verbiage. He said he and Cara and Doug spent a lot of time on our mission. Mr. Bryant said zoning is the number one reason people leave a Township and we need this kind of strategic mission. He said you've done a great job.

Mrs. Daugherty said she likes the flexibility and it gives us a great tool to work with. Mr. Schieman said we can't see ourselves as an island anymore and have to be proactive. Mr. Bryant said it's not the plan but the planning and that's the real value in this. He said in 5 years we will face some new challenges and will pull this document up again. It's a process that's important. Mr. Schieman said to look at how far we've come since the first plan. He said I can't imagine doing something like this then with all the dissension we had. He said we've raised the bar. Mr. Bryant said absolutely right. We have raised the bar. Mr. Bryant asked if we needed to make any special changes to the Resolution. Mr. Tiffany said yes and read the needed changes.

Mr. Bryant moved the make the modifications as specified. Mr. Pittman seconded. Roll was called with the vote being as follows:

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

The roll was called for the original motion and second with the vote being as follows:

Mrs. Daugherty - Yes
Mr. Bryant - Yes

Mr. Pittman - Yes

8. **Trustee/Staff Discussion**

Chief Pavlak said he saw an article in American Health Today about Obamacare and he brought in a copy to share with the Trustees. He asked Mr. Tiffany if they were going to discuss financing tonight regarding the radios. Mr. Tiffany said we needed to look at a couple of things first.

9. **Public Comments**

Mr. Schieman said on November 15th Hope Taft, Aaron Rourke, and himself attended a Centerville Council meeting regarding the Cornerstone Development. He said Mr. Oberer was seeking approval for Phase IA, which he received. He said they spoke to the Council about the importance of the Little Miami River and their concern that the runoff from the development of the Dille property has the potential to create some serious problems for the Little Miami River. The Council did not include our concerns in their approval so we will be proactive with Mr. Oberer on the development of the property. Mr. Schieman said long term pollution from runoff of impervious surfaces, over time, pollute rivers. Mrs. Daugherty asked if when he talked with people if they knew what to do. Mr. Schieman responded that they did and said they have information on the construction of swales etc. He said he thinks Mr. Oberer wants to do the right thing. Mr. Bryant said he would like to thank Hope and Aaron and thanked Mr. Schieman for what they had done. Mr. Pittman said he was also concerned about the impact of the Development on the River.

Mr. Pittman moved to adjourn. Mrs. Daugherty seconded. Roll was called with the vote being as follows:

Mrs. Daugherty - Yes

Mr. Bryant – Yes

Mr. Pittman - Yes

The meeting adjourned at approximately 8:10 pm.

Theodore L. Hodson, Fiscal Officer