

The Board of Trustees of Sugarcreek Township, Greene County, Ohio, met in Work Session on December 02, 2013, at 5:30 p.m., at 2090 Ferry Road, Bellbrook, Ohio 45305.

1. Mr. Pittman called the meeting to order at 5:30 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 present were Cara Tilford and Donna Hellman.
3. **Discussion Items:** Zoning - Mr. Tiffany asked Cara if she would update the Board with regard to the Comprehensive Development Plan. Cara provided all present with an outline of discussion items regarding changes and additions and also included a history of the plan development to its current state. The Board said it had no problems with the proposed plan and review of the provided outline was dispensed with to discuss selected portions of the plan. Mrs. Daugherty said she had a couple of questions on page 39. Cara said you are probably thinking of the Tischer property on page 41. Mrs. Daugherty said she was. Mr. Pittman said Jim Ernst talked about this a few years ago but things change. Mr. Bryant said this is a twenty year look into the future. Mr. Pittman said where it says 'with commercial uses close to the road' means a strip center to me. He said he would like it to be more like a town center. Mr. Tiffany said to keep in mind the 'mixed use development plan' is a PUD. Cara said including the 'multi-family' gives me the ability to talk to more people. Mr. Tiffany said to add on a 'limited use basis' as part of the overall development plan.

Mr. Tiffany asked if we needed any additional considerations for planning area 4. After a brief discussion, the Board decided not to add any special area allowances since changes could always be initiated later.

Cara asked about the General Amendment Process. Donna Hellman asked why the Comprehensive Plan amendments were only posted on the website and was not included in the newspaper. Cara said the BZC thought the website was sufficient. Mrs. Daugherty thought the more advertising the better. Mr. Tiffany said there is nothing wrong with notice of a public meeting, but it is not required like a public hearing. Mr. Bryant said we could put a board up at the Public Safety Building for posting public notices. Mr. Tiffany said "absolutely".

Mr. Pittman said he wasn't sure the last sentence on page 27 needed to be included. Mr. Tiffany said if you read the sentence before it, it says there is a lack of starter homes. Mr. Bryant said it presents us as more 'Equal opportunity', but he is not arguing to keep it in. After further discussion the Board decided the last sentence wasn't needed and to remove it.

Mr. Bryant said he met with Cara and Mr. Schieman and thinks we need an overall strategic plan for the Township as a whole. He suggested possibly a 5 or 6 page document. Mr. Pittman said 'like a mission statement'. Mr. Bryant said overall it needs to address where we see the Township going.

Mr. Tiffany said we needed an Executive Session before the Regular Session regarding litigation.

Mr. Bryant moved to adjourn to Executive Session for litigation purposes. 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 6:25 pm.

Theodore L. Hodson, Fiscal Officer