

The Board of Trustees of Sugarcreek Township, Greene County, Ohio, met in Work Session on August 18, 2014, at 5:30 p.m., at 2090 Ferry Road, Sugarcreek Township, Ohio 45305.

1. Mr. Bryant 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, Donna Hellman and Bill Schieman.

Mr. Tiffany said he would like to end the work session by 6:30 pm for Executive Session to discuss the Police Employee contract negotiations. He also said Chief Brown will be here at 6:30 pm.

3. Discussion Items –

Compensatory Storage - Mr. Bill Schieman said if you look upstream of the Little Miami River, both Xenia and Beavercreek Townships have Compensatory Storage Resolutions. He said it is a good thing because of the property development in the flood plain of those townships. If they did not have Compensatory Storage regulations we would have to deal with all that flood water in our township. Mr. Schieman said, for tonight, he would like discussions to get past whether we need it or not. Mr. Bryant said, in principle, he agrees but wants to understand possible implications. He said, for example, if one built on a wooded flood plain lot would they have to cut down trees to compensate for the fill. Mr. Schieman said not necessarily so, since they have options where to make compensation. Mr. Bryant said he wants to make sure we understand the practical implications. He said we are trying to accomplish no net loss of the flood plain and he is completely on board with this. However, are there any other ways to meet this goal? Mr. Schieman said, he has seen where a developer has bought other land, not necessarily adjacent to the property being developed, to create additional flood plain. He said this would only apply to developers and not homeowners.

Cara said we have thought about exemptions like building on pilings for example. Mr. Schieman said we have allowed for exemptions for flow through and storage facilities in accordance to County regulations. Mr. Pittman asked if there was uniformity between Xenia and Beavercreek's regulations. Mr. Schieman said ours is similar to Xenia's except we have exemptions. He said Beavercreek's is much more over reaching than ours. Mr. Pittman said he is in favor of Compensatory Storage but liked Mr. Bryant's example about the trees since he is also in favor of tree preservation. Mr. Schieman said you would not be losing any river bank trees but possibly other trees in other areas of the flood plain property. Mr. Schieman said the flexibility comes with the exemptions for flow through. Mr. Tiffany said the County would not let a house become an island. He said there would be no approval for a driveway. Mr. Schieman said we will allow what the County allows. Mr. Schieman said we also have a seven cubic yard exclusion.

Mr. Bryant said he is completely in support of maintaining the flood plain but his concern is that we are dictating a solution. He said he wants to be sure, for no flood plain loss, this is the right way to go. Mr. Tiffany said, as of today, this is the best way to maintain a flood plain. He said if you fill in five cubic yards you take out five cubic yards elsewhere. Mr. Tiffany said if water is stored in an area that possibly won't have dissipated before another flood, it won't be allowed. Cara said things have to be hydraulically equivalent. Mr. Schieman said if anything else comes along that works, then we want it. Mr. Tiffany said this is proactive. He said it will be for the future and future development. He said it probably won't affect us for years. Mr. Schieman said it is important to recognize townships that have become subject to development and have changed their flood situations. He said this is more about how to do something to prevent future situations.

Mr. Bryant said he likes being proactive. He said he just wants to understand the consequences. He said he is for zero flood plain loss and has not come across any other solutions. Mr. Tiffany asked if we have looked at each parcel to see if any can't be built on. Cara said there are 269 candidate parcels and doesn't know who might be affected. Mr. Bryant said there may be incidents where we may have to deny a housing permit. Cara

said she has concerns about Tom's mulch, but it would be grandfathered to where it is now. Mr. Pittman asked if Bellbrook had any flood plain regulations. Mr. Tiffany said not to his knowledge.

Mr. Bryant said he is willing to agree to it if we are willing to accept that: a.) we may have to turn down a permit and b.) we may have to cut down trees. Mrs. Daugherty said she is okay with it and ready to go ahead with a public hearing. Mr. Bryant asked if have looked at the other issues such as training and costs to the Township. Mr. Tiffany said it is estimated at about two thousand the first year and less following. Mr. Bryant said we have to recognize there will be problems, but if that is okay then I am okay. Mr. Schieman said the problem we ran into before was the lack of notification. He said we need to address this. Mr. Tiffany said we need to notify property owners by letter but not as a legal requirement letter as with a public hearing. Mr. Bryant said we could have meetings like we did with Home Rule. Mr. Pittman said he didn't think we need that. He thought we should just send letters. Mr. Tiffany suggested we send a letter to each affected property owner and just put it all out there and 'sell it' in the letter prior to the meeting. Mr. Bryant said that will cut down on misinformation. Mr. Bryant said we need to have in the letter that if there are any questions to contact the Township.

At 6:32 pm Mr. Bryant moved to adjourn to Executive Session to discuss the Police Contract negotiations. Mr. Pittman seconded. Roll was called with the vote being as follows:

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

Theodore L. Hodson, Fiscal Officer