

The Board of Trustees of Sugarcreek Township, Greene County, Ohio, in Regular Session on October 17, 2016, 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 Mike Pittman, Nadine Daugherty and Carolyn Destefani being present. In addition, Barry Tiffany, Township Administrator; Chief Leaming, Chief Brown, Cara Tilford, Ted Hodson, Denise Moore, Barbara Burson, Jim Martin, Donna Hellmann, were in attendance. Also, Joseph Steven Kramer, Fernando Branquinhe, Don Jenkin, Marianne Herkman, Merna Herzog, Nina Herzog, Richard & Sandra Klosterman, Carla Daasch, Craig Fanning and Ismat Shakhbandarov. Don Hunter, Joe Sullivan, Wes Smith, Brian Schottensstein and Bob GarlockThe Schottenstein Real Estate Group,

Mr. Pittman advised that the reports would be covered first due to the two ZC cases and the number of attendees.

4. Reports

A. Administrator

Mr. Tiffany's report will be appended to the permanent record. Mr. Tiffany had nothing to add.

B. Fiscal Officer

Fiscal Officer has no written report.

Mr. Hodson asked for approval for destruction of records. Mr. Pittman approved.

C. Fire

The Fire department report will be appended to the permanent record. Chief Leaming had nothing to add.

Mrs. Destefani commented on the mock crash. She said it was very impactful.

Mr. Pittman made comment on the Fire Levy. He stated that the Levy is not tied to the Cornerstone development but instead is needed to replace fire trucks and medics.

D. Police

The Police department report will be appended to the permanent record.

Chief Brown had nothing to add.

E. Roads and Service

The Service Department report will be appended to the permanent record.

Mr. Tiffany had nothing to add.

F. Zoning

The Zoning report will be appended to the permanent record.

Mrs. Tilford said that construction on the safe routes to school's pathway is underway.

G. Information Technology

The Information Technology report will be appended to the permanent record.

Mr. Zappanti had nothing to add.

H. Trustees

Mrs. Daugherty attended the fire department open house.

Mrs. Destefani said that she attended the Halloween in the Park, the Greene County Township Association meeting, the Indian Wells HOA meeting and The Landings ribbon cutting ceremony.

Trick or treat is scheduled for October 31 from 6:00-8:00.

Mr. Pittman had nothing to add.

5. Mr. Pittman moved to opened the Public Hearing, Mrs. Destefani seconded.

Roll was called with the vote being as follows:

Mrs. Daugherty -yes

Mrs. Destefani -yes

Mr. Pittman -yes

ZC case 07-2016 – Schottenstein Real Estate Group, LLC, is requesting a map amendment to the Sugarcreek Township Zoning Resolution to rezone 42.036 acres from A-1 (Agricultural) District to PUD-R (Residential Planned Unit Development) District and PUD-B-2 (Business Planned Unit Development) District. The subject property is part of 4990 Wilmington Pike, can be further identified by parcel number L32000100010011900, and is owned by Sugarcreek Golf Course, Inc. 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 multi-family development and a proposed senior/assisted living site. -2016.10.17.01 & 2016.10.17.02

Mrs. Tilford read from the staff report.

Mr. Hunter of Schottenstein Real estate group introduced Joe Sullivan, Wes Smith, Brian Schottenstein and Bob Garlock.

Mr. Schottenstein thanked the trustees for their time. He stated that their company focuses on high-end multifamily mixed-use developments in top suburban townships and cities. They recently completed 294 units in Mason, Ohio, also 308 units approved in Powell, Ohio.

Mr. Hunter made comment on two things. One is the process and the other is the engagement with the residents of Sugarcreek Township and the city of Kettering. On the processes, they have been working closely with Cara Tilford and Barry Tiffany. The Feedback they have received is that it is important to sit down with residents. He stated that they have had meetings with two HOA boards, Madison's Grant and Brown's Run, regarding concerns with drainage and screening. The golf course water goes towards Brown's Run. They meet with most of the residents along the property line. To the north, they do not have drainage issues. To the south, they were able to identify some of the issues. They have made a commitment to ensure that we can improve the current site of the catch basin, and for screening, we will bring back a specific landscaping plan. Schottenstein Real Estate group will work with the residents in a collaborative fashion to get the right balance. They would like to talk about what the goals are for the development and the needs of the community. The goal is to attract young professionals and empty nesters with top of the market rentals ranging \$900-\$1000 for a one-bedroom unit, \$1200-\$1300 for a two-bedroom unit and \$1500-\$1600 for a three-bedroom unit. Working with three user/developers, they have found that 30 years ago the average age of entry into an assisted living facility was 65 years old. Today it is 84 years old. People want to stay longer in their homes and have more high quality lifestyle choices. These renters by choice want the carefree lifestyle. Schottenstein takes care of property tax payments and service and provide resort style living. Many of us in our late 50's want our parents to live near us and to provide a community close knit with Sugarcreek Township.

**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2016.10.17.01**

IN RE: Approval of a Map Amendment to Rezone Parcel L32000100010011900 with location as part of 4990
Wilmington Pike

WHEREAS, Schottenstein Real Estate Group, LLC, is requesting a map amendment to the Sugarcreek Township Zoning Resolution to rezone 42.036 acres from A-1 (Agricultural) District to PUD-R (Residential Planned Unit Development) District and PUD-B-2 (Business Planned Unit Development) District; and,

WHEREAS, the Greene County regional Planning and Coordinating Commission has reviewed the applicant's request for a map amendment from A-1 (Agricultural) District to PUD-R (Residential Planned Unit Development) District and PUD-B-2 (Business Planned Unit Development) District and has recommended that it be considered for approval; and,

WHEREAS, the Sugarcreek Township Zoning Commission held a public hearing on October 4, 2016, and has recommended approval of the requested map amendment from A-1 (Agricultural) District to PUD-R (Residential Planned Unit Development) District and PUD-B-2 (Business Planned Unit Development) District; and,

WHEREAS, the Sugarcreek Township Board of Trustees held a public hearing on October 17, 2016, and deliberated on the application.

NOW THEREFORE, BE IT RESOLVED, the Sugarcreek Township Board of Trustees does hereby approve the applicant's request for a map amendment from A-1 (Agricultural) District to PUD-R (Residential Planned Unit Development) District and PUD-B-2 (Business Planned Unit Development) District for 42.036 acres identifiable by parcel ID L32000100010011900 with location as part of 4990 Wilmington Pike.

**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2016.10.17.02**

IN RE: Approval of the Preliminary Development Plan for parcel L32000100010011900, 42.036 Acres with location
as part of 4990 Wilmington Pike

WHEREAS, Schottenstein Real Estate Group, LLC has submitted an application for the approval of the Preliminary Development Plan under Article 5 of the Sugarcreek Township Zoning Resolution for a proposed multi-family development and a proposed senior/assisted living site. The subject property contains 42.036 total acres, identified as parcel L32000100010011900, with location as part of 4990 Wilmington Pike; and,

WHEREAS, the Greene County Regional Planning and Coordinating Commission has reviewed the applicant's request and has recommended that it be considered for approval; and,

WHEREAS, the Sugarcreek Township Zoning Commission held a Public Hearing on October 4, 2016, deliberated on the application, and has recommended approval of the Preliminary Development Plan for proposed multi-family development and a proposed senior/assisted living site, subject to the following conditions:

1. Final design shall be subject to approval of the Greene County Engineer's Office.
2. Final design shall be subject to approval of the Greene County Department of Sanitary Engineering.
3. The development shall comply with the recommendations of the Soil and Water Conservation District.
4. Final design shall be subject to approval of Sugarcreek Township Fire Department.
5. A revised Preliminary Development Plan shall be submitted for the senior/assisted living site once a user has been identified and a plan developed.
6. The percentage of stone utilized will be evaluated by the developer and approved during the Final Development Plan stage.
7. Prior to approval of the Final Development Plan, the applicant and Sugarcreek Township shall enter into a predevelopment agreement outlining the developer's responsibilities and Sugarcreek Township's responsibilities with respect to improvements deemed necessary to Brown Road by the Greene County Engineer.
8. Only fixtures certified by the International Dark Sky Association as dark sky friendly or equivalent shall be utilized for lighting proposed within the development. Fixture details shall be included with the submission of the photometric plan at the time the Final Development Plan is submitted for approval.
9. The landscaping plan submitted for approval with the Final Development Plan shall be consistent with the requirements of Article 10 and should emphasize screening of the adjacent developed residential uses to the north, east and west. Particular attention should be paid to the northern end of the parking courts for Buildings 14, 16 and 17.
10. No more than 20 parking spaces may be located in a continuous row without being interrupted by a landscape island and landscape islands must meet the minimum standards and size requirements (135 SF for single-loaded parking rows) found in Section 10.08.
11. Parking stalls shall conform to the minimum standards set forth in Table 9-2 of the Sugarcreek Township Zoning Resolution.
12. Approval of the design of that gate at the emergency access entrance with Belfast will occur at the Final Development Plan stage.
13. The applicant must meet all applicable requirements of Section 7.07 of the Sugarcreek Township Zoning Resolution dealing with private streets.
14. Minimum floor area for single-family dwellings (should the alternate single-family plan move forward) shall be 1,800 SF.
15. The north-south streets within the multifamily residential section of the plan will be undulating.
16. The developer will look at ways to increase the setback between the Magic Castle property line and the multifamily buildings along the southern property line.
17. The use of vinyl siding is approved subject to review of thickness and architectural details.
18. The multi-tenant ground mounted monument sign proposed at the corner of Wilmington Pike and Brown Road is approved at a height of 14' (12' sign with 2' base).
19. The multi-tenant ground mounted monument sign proposed at the development entrance is approved at a height of 10' (8' sign with 2' base).
20. The senior/assisted living site is approved without limitation on the number of beds; the number of beds within the senior/assisted living site will be reviewed and approved during the revised Preliminary Development Plan stage.

WHEREAS, the Sugarcreek Township Board of Trustees held a Public Hearing on October 17, 2016, and deliberated on the application.

NOW THEREFORE BE IT RESOLVED, that this Board of Trustees does hereby approve the Preliminary Development Plan for the for proposed multi-family development and a proposed senior/assisted living site subject to the following conditions:

1. Final design shall be subject to approval of the Greene County Engineer's Office.
2. Final design shall be subject to approval of the Greene County Department of Sanitary Engineering.
3. The development shall comply with the recommendations of the Soil and Water Conservation District.
4. Final design shall be subject to approval of Sugarcreek Township Fire Department.
5. A revised Preliminary Development Plan shall be submitted for the senior/assisted living site once a user has been identified and a plan developed.
6. The percentage of stone utilized will be evaluated by the developer and approved during the Final Development Plan stage.
7. Prior to approval of the Final Development Plan, the applicant and Sugarcreek Township shall enter into a predevelopment agreement outlining the developer's responsibilities and Sugarcreek Township's responsibilities with respect to improvements deemed necessary to Brown Road by the Greene County Engineer.
8. Only fixtures certified by the International Dark Sky Association as dark sky friendly or equivalent shall be utilized for lighting proposed within the development. Fixture details shall be included with the submission of the photometric plan at the time the Final Development Plan is submitted for approval.
9. The landscaping plan submitted for approval with the Final Development Plan shall be consistent with the requirements of Article 10 and should emphasize screening of the adjacent developed residential uses to the north, east and west. Particular attention should be paid to the northern end of the parking courts for Buildings 14, 16 and 17.
10. Approval of the design of that gate at the emergency access entrance with Belfast will occur at the Final Development Plan stage.
11. The applicant must meet all applicable requirements of Section 7.07 of the Sugarcreek Township Zoning Resolution dealing with private streets.
12. Minimum floor area for single-family dwellings (should the alternate single-family plan move forward) shall be 1,800 SF.
13. The use of vinyl siding is approved subject to review of thickness and architectural details.
14. The multi-tenant ground mounted monument sign proposed at the corner of Wilmington Pike and Brown Road is approved at a height of 14' (12' sign with 2' base) per the submitted sign plan.
15. The multi-tenant ground mounted monument sign proposed at the development entrance is approved at a height of 10' (8' sign with 2' base) per the submitted sign plan.
16. The senior/assisted living site is approved without limitation on the number of beds; the number of beds within the senior/assisted living site will be reviewed and approved during the revised Preliminary Development Plan stage.
17. The south side of Public Road A (currently identified for 5 twin family sites or 8 single family sites) may be used for senior/assisted living dependent upon final approved layout for the senior/assisted living site.

Mrs. Daugherty motioned to approve ZC case 07-2016 as presented. Mrs. Destefani seconded.
Roll was called with the vote being as follows:

Mrs. Daugherty -yes
Mrs. Destefani -yes
Mr. Pittman -yes

6. Mrs. Destefani read the resolution - Appointments of Fire Department Staff - Part-Time EMS Only Paramedic Aaron Woodall; EMS Only EMT Brandy Reese and Jessica Jolly; Firefighter I/EMT Michael Bacon; and Firefighter II/EMT Juston Theile – 2016.10.03.02

Mrs. Destefani motioned to accept the resolution as read. Mr. Pittman seconded.

Roll was called with the vote being as follows:

Mrs. Daugherty -yes

Mrs. Destefani -yes

Mr. Pittman -yes

Mr. Pittman opened the meeting to public comments

Ms. Moore of 4360 Napa Valley Dr asked for more clarification on the Centerville case.

Mr. Tiffany said that hopefully Thursday the trustees will sign an agreement with Centerville to end all this. Under the current law, Sugarcreek Township is helpless with annexation. He explained the legalities of the situation with the TIF.

Consent agenda items

Mr. Pittman asked Mr. Hodson to give an overview of the Transfer of Appropriations.

Mr. Pittman moved to approve all consent agenda items. Mrs. Daugherty seconded.

Roll was called with the vote being as follows:

Mrs. Daugherty – yes

Mrs. Destefani – yes

Mr. Pittman - yes

Mr. Pittman opened the meeting for public comments pertaining to Township related business.

Mr. Pittman moved to adjourn the meeting at 8:30 PM. Mrs. Daugherty seconded.

Roll was called with the vote being as follows:

Mrs. Daugherty – yes

Mrs. Destefani – yes

Mr. Pittman - yes

Theodore L. Hodson, Fiscal Officer