

**SUGARCREEK TOWNSHIP  
BOARD OF ZONING COMMISSION  
TUESDAY, NOVEMBER 1, 2016**

This regular meeting of the Sugarcreek Township Board of Zoning Commission was held on Tuesday, November 1, 2016 at the Sugarcreek Township Administration Office, 2090 Ferry Road, Sugarcreek Township, Ohio at 7:00 p.m.

Everyone present stood for the Pledge of Allegiance.

Mrs. Hellmann asked Mrs. Tilford to take roll. Upon call of the roll, the vote resulted in the following:

Mrs. Hellmann-present  
Mr. Baldino-present  
Mrs. Gallagher-present  
Mr. Betz-present  
Mr. Schleich-present

For the record, alternate Ms. Moore also present

There was no new business.

#### Old Business

Mrs. Tilford updated Trustee action.

The Trustees did approve the Schottenstein rezoning, as well as the preliminary development plan. They also approved the rezoning for Craig Fanning and the preliminary development plan, which will in effect, become his final development plan by way of a condition.

The Long Range Land Use Plan amendment hearing has been pushed to the next Trustee meeting.

Mr. Baldino asked if Mr. Fanning needed to be compliant to the lighting and landscaping.

Mrs. Tilford stated that there was a condition of approval that the lights get turned off when business closes.

Mrs. Hellmann began a discussion regarding Outdoor Lighting.

Mrs. Tilford proposed the addition of language on page 99 to Article 7.02 B. section 1.e. to read, All light fixtures shall utilize full cutoff lighting,...and in section 1.f., All outdoor lighting, not affixed to a building, shall be designed, located, and mounted at heights no greater than 12 feet above grade in agricultural and residential districts and 24 feet above grade in all other districts.

Mr. Betz asked that wording be added to reflect that the photometric plan submitted should consider trees in a landscape islands to be mature.

Mrs. Tilford recommended that the graphic on page 100 be changed to be consistent with the terminology used.

On page 101 on 4.b., total cutoff would need to be changed to read full cutoff.

In section 6, the change would read, All new repaired or replaced street lighting, whether public or private, shall utilize full cutoff fixtures. The remainder of the section would be removed.

Mr. Betz suggested that all signs be internally lit to cut out the additional light pollution.

Mrs. Tilford said that sign illumination is handled under the sign code section.

Mrs. Tilford had no changes on page 102.

Mrs. Hellmann had a question about blue light.

Mrs. Tilford said that dictating the color of the light that can go into a fixture may be complicated.

Mrs. Tilford stated that section 7.02 B.1.e. on page 99 talks about all light fixtures shall utilize full cutoff lighting except for decorative light fixtures. The decorative fixture is going to capture the lights that people have at their front doors and we do not typically regulate that.

Mr. Baldino requested to have more discussion on decorative light fixtures. He would like to see more research.

Mr. Betz asked if the compliance should apply to a development with a certain number of units.

Mr. Baldino suggested that the Board goes through the packet and make a revised version for discussion.

Mrs. Hellmann said that the discussion on lighting will be continued at the next meeting.

Mrs. Hellmann added signs to new business.

Mr. Baldino mentioned the gas station at Whipp and Bigger that has bright white lights that are horribly intrusive.

Mr. Baldino asked about party lights.

Mrs. Hellmann stated that that would fall under temporary lighting.

Mrs. Hellmann closed the lighting discussion.

Mr. Betz moved to approve the minutes for August 2, 2016. Mrs. Gallagher seconded.

Mrs. Hellmann had a couple of corrections for the minutes.

Mr. Baldino motioned to approve the minutes with the changes Mrs. Hellmann recommended. Mr. Betz seconded.

Roll was called with the vote being as follows.

Mr. Baldino – yes  
Mr. Betz – yes  
Mrs. Hellmann – yes  
Mrs. Gallagher – yes  
Mr. Schleich – yes

Mrs. Hellmann recommended a change to the October 4, 2016 minutes.

Mrs. Hellmann moved to accept the minutes with changes recommended. Mrs. Gallagher seconded.

Roll was called with the vote being as follows.

Mrs. Hellmann – yes  
Mrs. Gallagher – yes  
Mr. Schleich – yes  
Mr. Baldino – yes  
Mr. Betz – yes

#### Announcements

Mrs. Tilford stated that she placed the agenda for the 30<sup>th</sup> annual Miami Valley Planning and Zoning Workshop on the table for anyone who wants to attend. The township will register for you and cover the fee. It is December 2, 2016.

Mrs. Hellmann moved to adjourn the meeting. Mr. Betz seconded. All voted in favor.