

**SUGARCREEK TOWNSHIP
BOARD OF ZONING COMMISSION
TUESDAY, FEBRUARY 7, 2017**

This regular meeting of the Sugarcreek Township Board of Zoning Commission was held on Tuesday, February 7, 2017 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. Gallagher-absent
Mr. Schleich-present
Mr. Baldino-present
Mr. Betz-present
Ms. Moore-present
Mrs. Hellmann-present

Mrs. Hellmann stated that it was time for election of the officers.

Mr. Betz stated that it is valuable to have a person in a position for more than a year. It takes a year to get your feet under you. Terms should be at least two years, maybe three. He stated that he believes to change leadership on a yearly basis is not healthy for the Board to maintain continuity. He would like to hear comments from everyone.

Mr. Baldino stated that he feels it is important to have people on the board that can rotate. Having a Board that has the ability to have a rotating capacity and consistent leadership is important.

Mr. Betz made a motion to nominate Mrs. Hellmann as Chairperson, which was seconded by Mr. Schleich.

Upon call of the roll, the vote resulted in the following:

Mr. Betz-yes
Mr. Schleich-yes
Mr. Baldino-yes
Ms. Moore-yes
Mrs. Hellmann-yes

Mrs. Hellmann stated that using that rational she would nominate Mr. Betz for Vice-Chair.

Mr. Betz said that he would accept if that was the vote but that the more important position to maintain continuity is President/Chairperson. The less important position is Vice Chair.

Mrs. Hellmann motioned to nominate Mr. Betz as Vice-Chair, which was seconded by Mr. Schleich.

Upon call of the roll, the vote resulted in the following:

Mrs. Hellmann-yes
 Mr. Schleich-yes
 Mr. Baldino-yes
 Ms. Moore-yes
 Mr. Betz-yes

Mr. Baldino made a motion to approve the December 6, 2016 Minutes, which was seconded by Mr. Betz.

Upon call of the roll, the vote resulted in the following:

Mr. Baldino-yes
 Mr. Betz-yes
 Mr. Schleich-yes
 Mrs. Hellmann-yes
 Ms. Moore-abstain

No new business.

Mr. Baldino motioned to table details of signage and focus on lighting. Mr. Betz seconded.

Motion was withdrawn by Mr. Baldino, and seconded by Mr. Betz with all voting in favor.

Mrs. Tilford went over the Section 7.02 changes requested at previous meeting.

Mr. Baldino asked if there should be discussion as she goes through it or wait until the end.

Mrs. Tilford said it would be best to discuss as we go.

Mr. Baldino stated that on item B, parking area, do we need to specifically say "parking area".

Mrs. Tilford said that it draws attention to the area.

Mrs. Hellmann said that she assumed that "except decorative light fixtures" mean on the building itself and not in the parking lot.

Mrs. Hellmann asked about Agritourism and lighting.

Mrs. Tilford said that lighting in association with agritourism uses would be exempt.

Mr. Baldino stated that the intent of the lighting section is to provide community wide requirements. There is no pass in there.

Mrs. Tilford said there is a pass the Zoning Resolution for Agritourism uses and a pass in the Zoning Resolution for Agricultural uses pursuant to the Ohio Revised Code. Mrs. Tilford stated that our lighting standards do not apply to agritourism uses or agricultural uses.

Mr. Baldino reviewed research he did on gas station lighting. He stated that brighter lights were actually a deterrent for business.

Mr. Betz questioned what was meant by interior lights being fully shielded in a drive-thru.

Mrs. Tilford advised it be stricken due to not being clear on the meaning.

Mr. Baldino recommended that it be modified.

Mrs. Hellman stated that she was fine with striking it.

Mr. Betz requested to change “trespass” to “spillage” in section ii.

Mrs. Tilford recapped what was discussed. On page 99 “except for decorative lights” will be taken out and on page 101 trespass will be changed to spillage to be consistent.

Mrs. Tilford asked if the Zoning Commission wanted to entertain a motion to initiate a text amendment to modify Section 7.02 pursuant to what was discussed tonight. That will then send it to Regional Planning and it will come back to this Board for recommendation to the Board of Trustees.

Ms. Moore asked what the timing in action would be.

Mrs. Tilford stated that if initiated tonight it may be a March Planning Commission case.

Mr. Betz made a motion to initiate a text amendment pursuant to the changes made tonight, which was seconded by Ms. Moore.

Upon call of the roll, the vote resulted in the following:

Mr. Betz-yes

Ms. Moore-yes

Mr. Schleich-yes

Mr. Baldino-yes

Mrs. Hellmann-yes

Mrs. Hellmann asked if there were any questions regarding signage.

Mr. Baldino stated that it would be beneficial if we were to identify some representative examples of signs. He stated that he does not like the Cub Food sign. The Giant Gold Circle sign has too much of a field of occupants. There is not a good balance in size or text.

Mr. Betz said he is a stickler on signs. He asked to do some investigation on communities that are very restrictive on signage. He would like to see what they permit in terms of sign area and height and also wall signs.

Mrs. Tilford asked if he had any communities in mind.

Oakwood, OH and Hilton Head, SC and a community outside of Charleston, SC Mount Pleasant, SC. In addition, Celebration, FL, Dublin, OH, Centerville, OH and Kettering, OH were mentioned.

Mr. Betz questioned why residential communities needed signs. He stated that he does realize they want to be identified. Should we allow externally lit signs at all to reduce light spillage.

Mrs. Tilford stated that she will research the standards for those communities.

Mrs. Hellmann asked about abandoned signs and if the Township could remove them.

Mrs. Tilford stated that we have provisions for the removal, but the use has to be abandoned for two years or more.

Announcements

Mr. Baldino stated that he talked with Bellbrook Mayor regarding a survey of residents.

Mrs. Tilford stated that Bed Bath and Beyond and Buy Buy Baby have been approved as has the medical building on Cloy.

Mr. Betz asked about the speed limit signs by the Montessori school.

Mrs. Hellmann asked if the street signs at Whip and Feedwire were electric or solar.

Mr. Baldino asked what the stakes on Tom's Mulch property were for.

Mrs. Tilford stated that Mr. Powell had the lot surveyed in preparation for a detached garage. The project is still up in the air. He is working with the flood plain administrator on regulations.

Mrs. Hellmann asked about Rollandia.

Mrs. Tilford stated that they will stay open through at least August.

Mr. Baldino recommended the Board have a general discussion about vinyl versus hardi board.

Mr. Betz asked if it was possible to have a presentation on the topic.

Mrs. Hellmann canceled the March meeting and signage will be discussed in April.

Mrs. Hellmann moved to adjourn the meeting, which was seconded by Mr. Betz. All voted in favor.