

**SUGARCREEK TOWNSHIP
BOARD OF ZONING COMMISSION
TUESDAY, APRIL 4, 2017**

This regular meeting of the Sugarcreek Township Board of Zoning Commission was held on Tuesday, April 4, 2017 at the Sugarcreek Township Administration Office, 2090 Ferry Road, Sugarcreek Township, Ohio at 7:00 p.m.

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

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

Ms. Moore, alternate, was also present.

Everyone present stood for the Pledge of Allegiance.

Mrs. Hellmann started with ZC Case 02-2017. Applicant, Inverness Group, Inc., is requesting Final Development Plan Approval for Section 5 of the Landings of Sugarcreek subdivision. The subject parcel is 3820 Upper Bellbrook Road, contains 53.251 acres, can be further identified by parcel number L32000100120001900, is owned by Inverness Group, Inc., and is located in the PUD-R (Residential Planned Unit Development) District. Section 5 is proposed to contain a total of 24 building lots and 15.39 acres.

Mrs. Tilford provided the Staff Report.

Jim Obert provided an overview of Section 5. He discussed the drainage concern of adjacent property owner Mr. Alfes and noted that Inverness was attempting to address that concern. Their engineer is actively looking at solutions. He noted that it did appear as though the drainage easement on Mr. Alfes property was at some point filled in, which is most likely a contributing factor to the issue. They are working with Ken Middleton and the Greene County Engineer's Office and are committed to a resolution. He noted that all work that has been done is in accordance with all local, state and federal regulations. He noted that the previous owner of the Landings site diverted water in a way that was not permitted and that they have addressed that issue.

Mr. Alfes addressed the board with a concern relative to increased runoff he is experiencing during rain events as a result of development at the Landings. He is asking that no additional development at the site be approved until the issue with runoff is fixed.

Mr. Betz stated that this case should be approved based on the conditions brought forth. The Trustees will not decide the case until the Engineer's Office has reviewed the plan submitted and provided comments.

Mrs. Gallagher stated that she is not sure why, as the Zoning Commission, this issue with drainage is being discussed. It should be brought up with the Greene County Engineers Office.

Mrs. Hellman moved to close the Public Hearing.

Mr. Betz motioned to approve case ZC Case 02-2017 subject to the conditions as recommended by staff. Mr. Baldino seconded.

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

Mr. Betz-yes
 Mr. Baldino-yes
 Mrs. Gallagher-abstain
 Mr. Schleich-yes
 Mrs. Hellmann-yes

Mrs. Hellman opened ZC Case 01-2017. The Sugarcreek Township Zoning Commission initiated, by passage of a motion, a text amendment to the Sugarcreek Township Zoning Resolution. The text amendment initiated proposes modifications to Section 7.02 and deals with lighting standards.

Mrs. Tilford presented the Staff Report.

Mrs. Hellman closed the Public Hearing.

Mr. Baldino motioned to approve ZC Case 01-2017, noting that the BZC had extensive discussion on the proposed text during the text amendment process. Mrs. Hellman seconded.

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

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

Mrs. Hellman motioned to approve the February 7, 2017 Minutes. Mr. Betz seconded.

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

Mrs. Hellmann-yes
 Mr. Baldino-yes
 Mrs. Gallagher-abstain
 Mr. Schleich-yes
 Mr. Betz-yes

Mrs. Hellmann noted that there was no new business on the agenda and moved on to a discussion on signage under old business.

Mrs. Tilford presented a slideshow reviewing information gathered regarding signage in different locations.

Mrs. Hellmann noted that the new sign in front of Towne and Country in Kettering is not too offensive.

Mr. Betz asked if we should approach this with land use.

Mr. Baldino stated that the Board should discuss merits of signage then apply that across all uses. Mr. Betz suggested that this be discussed at the first part of the next meeting. Then start to look at the various districts.

Mr. Baldino asked Mrs. Tilford if she would prefer the Board to develop a set of strategic sign elements and then to apply that to the existing resolution.

Mrs. Tilford stated that makes sense.

Mr. Baldino mentioned that he finds signs offensive. Signs have become obtrusive in general.

Mrs. Tilford stated that it does not hurt to take a look at what the Township allows and what can be improved upon.

Mrs. Hellmann asked about a way to incentivize the property owners to reduce the size of the existing signs.

Mrs. Hellmann stated that this was the Board's opportunity to get ahead of the BZA in terms of signage.

Mrs. Hellmann asked if there were any announcements.

Mrs. Tilford advised that Trustee Pittman has been diagnosed with Non-Hodgkin's Lymphoma and has started treatment.

Mrs. Hellman requested that Mr. Pittman be kept in everyone's thoughts and prayers.

Mrs. Hellman made a motion to adjourn. Mrs. Gallagher seconded.

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

Mrs. Hellmann-yes

Mr. Baldino-yes

Mrs. Gallagher-yes

Mr. Schleich-yes

Mr. Betz-yes