

**SUGARCREEK TOWNSHIP
BOARD OF ZONING COMMISSION
TUESDAY, JULY 11, 2017**

This regular meeting of the Sugarcreek Township Board of Zoning Commission was held on Tuesday, July 11, 2017 at the Sugarcreek Township Administration Office, 2090 Ferry Road, Sugarcreek Township, Ohio at 7:02 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:

Mr. Betz- absent
Ms. Moore- present
Mr. Schleich-present
Mrs. Hellmann-present
Mr. Baldino- present
Mr. Donatelli - present

Mrs. Hellmann opened with New Business

Mr. Schleich recused himself.

Mrs. Tilford presented the staff report for BCZ03-2017. Applicant, Guttman Development Group, is requesting preliminary development plan approval under Article 5 of the Sugarcreek Township Zoning Resolution for approval of the preliminary plan for a proposed senior/assisted living facility containing 123 independent living units, 57 assisted living units and 20 memory care units. The development site is part of 4990 Wilmington Pike, can be further identified by parcel number L32000100010011900, contains 9.773 acres and is owned by Sugarcreek Golf Course, Inc.

Mrs. Hellman asked Guttman Development Group for their presentation.

Mr. Ian Guttman introduced himself and his group. He thanked the Board and Cara for hearing them. Mr. Guttman reviewed the plan and indicated that the apartments on the left portion of the plan will be a redesign. Mr. Guttman showed interior and exterior mock ups for dining and amenities on the proposed property.

Mrs. Hellmann asked how many employees would be working at the facility.

Mr. Guttman stated that there would be about 45 total employees.

Mrs. Hellmann clarified that she was asking to get a feel for staff parking.

Mr. Guttman stated that the parking ratio for independent living is generally two spaces per one unit. In assisted living residences, it is .5 per unit.

Mrs. Hellmann asked if there are vehicles to drive residents around and where would they park.

Ms. Moore asked what the maximum population would be.

Mr. Guttman stated that the maximum would be 220.

Mrs. Hellman asked if there is an RN in the assisted living facility.

Mr. Guttman said there would be, in addition in memory care there will be a full time staff 24/7, 2 full time staff members to every 10 suites.

Mrs. Hellman moved along to discussion of the site.

Mrs. Hellmann asked if anyone wanted to speak.

Steve Kramer, 4932 Bonnie Rd. stated that the trees on the plan look like mature trees. They will take 10 years to get to that size and will have an impact on him.

Mrs. Hellmann closed the public hearing.

Mr. Tiffany addressed that the Board was in a unique situation. Mr. Guttman has inherited a preapproved preliminary plan to the west that is affecting how he will develop to the east. The question was brought up about increasing the buffer to the east and that is not the proposal in the preliminary development plan we are looking at tonight. At this point, Mr. Tiffany advised against deliberating, contemplating, or making a modification to a preliminary plan that is not before the Board tonight because it is not on the agenda, it is not what the Board is discussing, and it would not be legally binding as a result.

Mr. Donatelli stated that he was satisfied with the presentation and he is prepared to support it.

Mr. Baldino stated that the issue of the decreased buffer along the property line is somewhat mitigated by having the parking structure there. He said that that creates a buffer zone that is typically created by vegetation.

Ms. Moore stated that her questions have been satisfied.

Mrs. Hellmann stated that she still likes the idea of the nursing facility.

Mrs. Tilford said that there was discussion of alternate landscaping plans but there were no other conditions to add.

Mr. Baldino motioned that the Board approve BZC 03-2017 with the conditions as recommended by staff. Ms. Moore seconded.

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

Ms. Moore - yes
Mrs. Hellmann - no
Mr. Baldino- yes
Mr. Donatelli - yes

Mrs. Hellmann stated that she attended the Trustee meeting and the Trustees wanted to thank this Board for their hard work and very much appreciate it.

Mrs. Tilford reviewed the signage text recommended for amendment.

Ms. Moore asked if section P could be reworded to state “window signs that cover more than fifty percent of the total window area”.

Mrs. Tilford said she would make that change.

Ms. Moore moved to initiate a text amendment to Article 8: Signage. Mr. Schleich seconded. Upon call of the roll, the vote resulted in the following:

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

Mrs. Hellmann welcomed Mr. Mark Donatelli to the Board.

Mr. Donatelli introduced himself.

Announcements

Mrs. Tilford advised of a case for the upcoming month.

Mr. Baldino mentioned the Lions Club Festival is coming up August 17-19.

Ms. Moore asked what the Township is doing concerning the marijuana issue.

Mrs. Tiffany stated that a dispensary is not a permitted use.

Mrs. Hellmann moved to adjourn. Mr. Schleich seconded.

All were in favor.