

The Board of Trustees of Sugarcreek Township, Greene County, Ohio, in Regular Session on August 16th, 2017, at 7:00 pm, at 2090 Ferry Road, Bellbrook, Ohio 45305.

1. Mr. Pittman called the session to order at 7:00 pm.
2. Mr. Hodson called the roll with Board Members Nadine Daugherty, Mike Pittman and Carolyn Destefani being present. In addition, Chief Brown, Cara Tilford, Steve Kramer, Marianne Heckman, Tre Hogue, Ian Guttman, and Andrew Vecellio attended.
3. All rose and recited the Pledge of Allegiance to the Flag.
4. Public hearing
Mr. Pittman made a motion to open the public hearing for ZC Case 03-2017. Mrs. Daugherty seconded.

ZC Case 03-2017: 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.

Roll was called with the vote being as follows:

Mrs. Daugherty – yes
Mrs. Destefani – yes
Mr. Pittman – yes

**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2017.08.16.02**

IN RE: ZC Case 03-2017: Preliminary Development Plan Approval
for a Proposed Senior/Assisted Living Facility

WHEREAS, Guttman Development Group, Inc. has submitted an application for Preliminary Development Plan Approval for a Proposed Senior/Assisted Living Facility; and

WHEREAS, the development site is part of 4990 Wilmington Pike, contains 9.773 acres, can be further identified by parcel number L32000100010011900, and is owned by Sugarcreek Golf Course, Inc.; and

WHEREAS, the development is proposed to contain 123 independent living units, 57 assisted living units and 20 memory care units; and

WHEREAS, the Zoning Commission held a public hearing on July 11, 2017 deliberated on the case and made a motion to recommend approval 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. Detailed elevations will be presented and reviewed during the Final Development Plan stage. The maximization of natural materials is required. Vinyl siding shall not be permitted as a building material within the senior/assisted living site. Section 7.05 of the Sugarcreek Township Zoning Resolution, Architectural Design Standards, will apply to the senior/assisted living site.
6. 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.

7. Only fixtures certified by the International Dark Sky Association as dark sky friendly 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.
8. The landscaping plan submitted for approval with the Final Development Plan shall be consistent with the requirements of Article 10 (modifications to buffer yards required will be noted).
9. Approval of the design of gates, garages and dumpster screening will occur at the Final Development Plan stage.
10. The applicant must meet all applicable requirements of Section 7.07 of the Sugarcreek Township Zoning Resolution dealing with private streets.
11. Signage will be unified throughout the development (including signage associated with the proposed adjacent multi-family site) with details to be approved at the Final Development Plan stage.
12. A 6' pedestrian walkway will be required on the west and south sides of Public Road A. A 4' sidewalk will be required on the opposite side of Public Road A.
13. The approved Preliminary Development Plan, including all conditions of approval, for the adjacent multi-family development stands with the exception of the conditions regarding approved signage, the number of beds approved within the senior/assisted living site (limited to what is now being proposed), the ability to vary the boundaries of the senior/assisted living portion of the plan and the need to file a revised Preliminary Development Plan for the senior/assisted living section.

WHEREAS, the Sugarcreek Township Board of Trustees held a public hearing on August 16, 2017 and deliberated on the case;

NOW THEREFORE, BE IT RESOLVED, this Board of Township Trustees does hereby approve the Preliminary Development Plan Approval for a Proposed Senior/Assisted Living Facility subject to the conditions as recommended by the Zoning Commission:

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. Detailed elevations will be presented and reviewed during the Final Development Plan stage. The maximization of natural materials is required. Vinyl siding shall not be permitted as a building material within the senior/assisted living site. Section 7.05 of the Sugarcreek Township Zoning Resolution, Architectural Design Standards, will apply to the senior/assisted living site.
6. 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.
7. Only fixtures certified by the International Dark Sky Association as dark sky friendly 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.
8. The landscaping plan submitted for approval with the Final Development Plan shall be consistent with the requirements of Article 10 (modifications to buffer yards required will be noted).
9. Approval of the design of gates, garages and dumpster screening will occur at the Final Development Plan stage.
10. The applicant must meet all applicable requirements of Section 7.07 of the Sugarcreek Township Zoning Resolution dealing with private streets.
11. Signage will be unified throughout the development (including signage associated with the proposed adjacent multi-family site) with details to be approved at the Final Development Plan stage.
12. A 6' pedestrian walkway will be required on the west and south sides of Public Road A. A 4' sidewalk will be required on the opposite side of Public Road A.

13. The approved Preliminary Development Plan, including all conditions of approval, for the adjacent multi-family development stands with the exception of the conditions regarding approved signage, the number of beds approved within the senior/assisted living site (limited to what is now being proposed), the ability to vary the boundaries of the senior/assisted living portion of the plan and the need to file a revised Preliminary Development Plan for the senior/assisted living section.
14. Approval is for 123 independent living units, 57 assisted living units and 20 memory care units with the flexibility to add up to 20 additional units within the approved building footprint.

Mrs. Tilford gave the staff report for ZC Case 03-2017.

Mrs. Daugherty asked if there was anything in the conditions regarding Public Road A?

Mrs. Tilford stated that the proposed road is going to be a public road and will be maintained by the Township upon completion.

Mr. Pittman opened the floor to Ian Guttman, of Guttman Development Group.

Mr. Guttman introduced himself along with Andrew Vecellio, Director of Development and Steve Wolf, Director of Special Projects. Mr. Guttman went through slides and discussed.

Mr. Guttman discussed parking. Parking is defined by how many residents will be driving. Guttman Development Group provides 1.5 spaces per independent living unit, .75 per assisted living unit and .5 per memory care unit, for 238 parking spaces.

Mrs. Destefani asked about staff parking.

Mr. Guttman stated that formula was all inclusive. None of the memory care unit residents will drive so that .5 spaces per unit allows for ample parking for staff and visitors. In assisted living the statistics show that 1/3 of residents will have a vehicle and the reality is that only 1/3 of those will actually drive their car.

Mr. Pittman stated that he likes to cut down on impervious spaces and he appreciates that Guttman Development is cutting back.

Mr. Pittman mentioned the detention pond and asked if they considered recapturing some of the water.

Mr. Guttman stated that given the size of the parcel, opportunities for that are rather limited. That type of thing is usually better on larger properties.

Mrs. Destefani asked about the color pallet.

Mr. Guttman said that the color pallet is indicative but not the actual color. When they come back they will have materials and colors.

Mr. Pittman asked what the first floor was made of.

Mr. Guttman said that it was a masonry type of product.

Mr. Guttman brought up that he appreciates the Trustees feedback.

Mr. Guttman pointed out that looking at things from a plan view is when you are in a helicopter or at a plan review. He stated that he is very comfortable that the landscape buffer is appropriate.

Mr. Pittman said that he does have an issue with the setbacks on the North side.

Mr. Guttman explained the development.

Mrs. Destefani asked if they had considered putting in a 6-foot privacy fence.

Mr. Guttman stated that what they did consider is placing a landscape easement over the twin-single family lots so that those residents would not be able to disrupt the landscape buffer that would be installed. He stated that if that was what was needed they did not see a problem with that.

Mrs. Daugherty still had a concern regarding public road A.

Mr. Guttman stated that the Public road A precedes his involvement in this development.

Mr. Guttman asked if there were any other questions or concerns regarding the buffer.

Mr. Pittman asked if there was a target for residency of duplexes.

Mrs. Tilford added that the prior application stated that they would be targeted toward empty nesters.

Mr. Guttman stated that the twin single families would be more conducive to be target to empty nesters aged 55 and older. They are interested in the development being compatible with each other.

Mrs. Daugherty agreed with Mr. Guttman.

Mr. Guttman stated that he did not want to over promise anything to the Board and then come back in a month with changes.

Mrs. Destefani brought up that 55 and up makes less of a negative impact on the school system.

Mr. Pittman asked if anyone would like to speak in favor or against.

Mr. Pittman asked if anyone had any neutral comments.

Mr. Steve Kramer, 4932 Bonnie Road in Kettering, stated that Mr. Guttman was very proactive in approaching him with regard to concerns prior to coming to the Board, which is something that Schottenstein did not do. He stated that he still had concerns about multifamily homes.

Mr. Pittman interrupted to state that the meeting tonight was only regarding the 9.773 acres in the center of the property.

Mr. Pittman moved to close the Public hearing. Mrs. Destefani seconded.

Roll was called with the vote being as follows:

Mrs. Daugherty – yes
Mrs. Destefani – yes
Mr. Pittman – yes

Mrs. Daugherty stated that her concerns have been addressed.

Mrs. Destefani stated that they are fulfilling a need within the community.

Mr. Tiffany stated that there is an impact on the schools but it is a positive impact. There is no provision of service but there is revenue.

Mr. Tilford stated that subsequent to the BZC recommendation of approval, they are proposing 200 units but are requesting some flexibility to work within the footprint to increase the number of units to 220.

Mrs. Daugherty disagreed with that request.

Mr. Tiffany explained that the footprint would not change. Only internally.

Mrs. Destefani said that there would be a cap of 220 units.

Mr. Tiffany stated that Mrs. Tilford would be modifying the conditions on the resolution.

Mr. Pittman moved to approve the resolution 2017.08.07.02 as modified. Mrs. Destefani seconded.

Roll was called with the vote being as follows:

Mrs. Daugherty – yes
Mrs. Destefani – yes
Mr. Pittman – yes

5. Reports

A. Administration

Mr. Tiffany had nothing to add.

B. Fiscal Office

No written report.

Mr. Hodson advised that the Auditors were here.

Mr. Pittman stated that the auditors called him with questions about Mr. Hodson.

C. Fire

Chief Leaming was absent.

D. Police

Chief Brown stated that they are moving to a fleet management system to add to the cruisers.

Mrs. Destefani spoke about Detective Guerrero and the recovery of stolen credit cards, debit cards and drivers licenses.

Chief Brown detailed the incident.

E. Roads and Service

Mr. Tiffany had nothing to add.

F. Zoning

Mrs. Tilford had nothing to add.

G. Information Technology

Mr. Zappanti was absent.

H. Trustees

Mrs. Daugherty attended Greene County Regional Planning meeting.

Mrs. Destefani congratulated Mr. Pittman and Mrs. Daugherty. She talked about the new Fiber optic internet provider Bridgewired. She attended the Chamber of Commerce meeting, the Greene County Township Association and the wastewater meeting. The Abby's Place confirmed that they are only providing birth control and are not going to be issuing the morning after pill or the RU46 abortion pill and will not see anyone under the age of 18 without a parent or guardian.

Mr. Pittman had nothing to report.

6. Public Comments regarding agenda items

No comments

7. Old Business

A. Residential Waste

B. Meeting with Bellbrook

8. Consent Agenda items

A. Approval of meeting minutes

B. Payment of bills

C. Firefighter Gavin Russell – 2017.08.16.01

D. Declaration of Excess Property – Police – 2017.08.16.03

E. September is Prostate Cancer Awareness Month – 2017.08.16.04

F. Certifying Expenses for Nuisance Abatement to the Greene County Auditor 2112 Erickman Lane-
2017.08.16.05

G. Declaration of Excess Property – Fire – 2017.08.16.06

Mr. Pittman moved to approve the Consent Agenda items. Mrs. Destefani seconded.

Roll was called with the vote being as follows:

Mr. Pittman - yes

Mrs. Destefani – yes

Mrs. Daugherty – yes

9. Discussion Agenda Items
ZC Case 02-2017 – tabled indefinitely.

10. Public Comments

11. Trustee/Staff Discussion

12. No Executive session

13. Adjourn

Mr. Pittman moved to Adjourn at 8:40pm. Mrs. Destefani seconded.

Roll was called with the vote being as follows:

Mr. Pittman – yes

Mrs. Destefani – yes

Mrs. Daugherty - yes

Theodore L. Hodson, Fiscal Officer