



Jeffrey A. Leaming
Fire Chief

Staff Report for Sugarcreek Township Trustees September 28, 2017 thru November 15, 2017

The following information is a snap shot of the activities and areas of responsibilities for Sugarcreek Township Fire Department. This report is prepared to keep the Board of Trustees informed and the citizen apprised of their Fire Department. If further information is needed, please contact Chief Leaming at 937-848-7344.

Trainings:

- Situational Awareness
- CPR Refresher

Statistics:

As of Nov 15th

- EMS Responses 596 21 Overdose Responses with 12 patients receiving Narcan
- Vehicle Crashes 124
- Fire Responses 250

Total Calls 846 7.1% or 60 calls have been to Cornerstone

Accomplishments/Information:

- Participated in Full Scale EMA disaster exercise in Xenia on 10/9

Status of Significant Issues the Fire Department is Addressing:

- Quint 72 our KME Ladder Truck remains at the factory in Pennsylvania where it has been since July 18th for repairs
- Need to submit to Board of Elections a renewal of the 2.0 mill levy that expires in 2018 by February 7th for the May 8th Primary Election
- Capital needs of the department are summarized below in this report
- Part-time recruitment and retention program will be implemented starting in 2018

Scheduled Events:

- 10/14 Hosted EVT Exams
- 10/19 Firehouse Subs held press brief regarding their donation of Lucas Devices to the department
- 10/20 Celebrated Emily Mills a student at BHS winning a safe driving poster contest
- 10/23 and 10/24 had Station Tours
- 10/26 Halloween in the park
- 10/21 – 10/29 Haz Mat Tech Training conducted by Dayton Regional Haz Mat Team
- 10/28 Crews attended Bellbrook Presbyterian Bean Dinner
- 11/10 Attended Cabela's Appreciation Luncheon
- 11/17 Conducted seatbelt count of drivers leaving BHS

Fiscal:

As of Oct 2, 2017	Final Appropriation	Current Reserve for Encumbrance	YTD Expenditures	Unencumbered Balance	YTD % Expenditures
Fire	\$2,571,000.00	\$253,108.12	\$2,086,310.38	\$291,250.42	80.844%
EMS	\$167,565.00	\$37,537.25	\$122,634.91	\$8,085.26	72.885%
Department Total	\$2,738,565.00	\$290,645.37	\$2,208,945.29	\$299,335.68	80.357%

Projected Capital Needs:

Priority	Immediate	Moderate	Low			
1	Sewage Lift Pump	\$10,000.00	Sleeping area improvements	\$15,000.00	Carpet training / Day room / Bunk Room	\$11,000.00
2	Exhaust System (bay)	\$30,000.00	Camera System Upgrade	\$5,000.00	Painting Interior	\$3,000.00
3	Front Ramp replaced	\$24,000.00	Battalion Bay sensors	\$1,200.00	Replace Carpet	\$7,000.00
4	Air Packs (applied for grant)	\$240,000.00	Camera System	\$1,500.00	Replace Damaged Bay Door	\$2,000.00
5	Mobile Radio	\$11,783.00	Asphalt	\$30,000.00	Replace Mattresses	\$2,400.00
6	Install Shorelines	\$2,000.00	Water Rescue Equip (applied for grant)	\$53,000.00	Replace Mattresses	\$2,100.00
7	HVAC Rooftop Units (10)	\$25,000.00	(4) Blitz Fire master stream devices	\$10,000.00	Relocate Flag pole and Install Lighting	\$2,000.00
8	Boiler Water Heater	\$8,000.00	Thermal Imaging Camera	\$9,000.00	Painting (bay)	\$8,000.00
9	Build Gear Room (in bay)	\$55,000.00	Radio Batteries	\$2,500.00	Bay Floor cracks	\$15,000.00
10	Inside Building Painting / Bay	\$9,000.00	PPV fans E-73 Q-72	\$5,000.00	Bay floor painting	\$3,000.00
11			Search Rope & Equipment	\$3,000.00	Bay Floor Cracks / Painting	\$18,000.00
12			Computers	\$9,000.00	Outside Building Painting	\$12,000.00
13			Front Ramp repair/replace	\$30,000.00	Kitchen	\$9,000.00
14			Nozzles	\$3,200.00	Wall Gear Racks	\$6,500.00
15			Chain saw	\$1,375.00	Dedicated Maintenance Program	\$2,500.00
16			Hand Tools	\$3,000.00		
17			Replace Hose	\$10,000.00		
18			Rotary saw	\$600.00		
19			Station Alerting	\$54,000.00		
20						
	Total	\$434,783.00		\$246,375.00		\$103,500.00
					Total	\$784,658.00

Respectfully Submitted,



Jeffrey A. Leaming



Michael A. Brown
Chief of Police

Trustee Report

November 20, 2017

Training

- On October 26th – 27th, our officers completed the Rifle Qualifications & Proficiency Exercises at the range.
- On November 16th, SRO Officer Gudgell attended the SRO Bus Driver Safety Workshop. The purpose of this workshop is to train School Resource Officers in the methods and techniques to best familiarize school drivers with emergency situations, scenarios of targeted acts of violence and to recommend possible courses of action to resolve these developments.
- No other classes scheduled for November and December.

Public Appearance

- On October 19th, Chief Brown attended the Greene County Chief's Luncheon.
- On October 20th, Chief Brown and SRO Officer Gudgell attended the High School Safety Event.
- On October 21st, Chief Brown and Sergeant Marlatt participated in Halloween in the Park.
- On October 25th, Chief Brown attended the Montgomery County Chief's Luncheon.
- On October 26th, Chief Brown attended the Family Resource Board Meeting.
- On October 27th, Chief Brown attended the Farmers Market.
- On October 28th, STPD held the Drug Drop Off in our lobby.
- On October 31st, Chief Brown attended the ACE Task Force Board Meeting.
- Beggar's night our officers handed out candy.
- Thanks to Centerbrook Church for providing dinner for our officers

- On November 2nd, Chief Brown attended the Chambers Luncheon and HOA Meeting at Sugar Valley Rldge.
- On November 9th, Chief Brown attended the PSISN Board Meeting.
- On November 16th, Chief Brown attended the GCLEA Luncheon.

Fiscal

Budget 2017 (Final Appropriation)	\$2,506,438.00
Expenditures as of November 10, 2017	\$1,907,938.47
% of Budget Used	75.7%
% of Budget Year Target for the end of November	91.3%
% of Budget Remaining	24.3%
Cash Balance as of November 10, 2017	\$1,459,664.13

Respectfully submitted,



Michael A. Brown
Chief of Police



Michael A. Brown
Chief of Police

Police Blotter

October 8, 2017

- A suspicious vehicle on Social Row Road
- Extra Patrol on Winding Brook Way
- A crash report on Wilmington Pike

October 9, 2017

- Nothing to Report

October 10, 2017

- Community policing
- Business and house checks
- A theft arrest on Wilmington Pike

October 11, 2017

- A theft report on Glory Drive
- A welfare check on Upper Bellbrook Road
- Criminal damaging on Wilmington Pike

October 12, 2017

- A domestic violence report on Surrey Trail
- An animal complaint on Feedwire Road

October 13, 2017

- Community policing
- Traffic complaint on Upper Bellbrook Road
- Business and house checks
- A theft report on Haines road

October 14, 2017

- A theft arrest on Wilmington Pike
- A crash report on Centerville Road

October 15, 2017

- Nothing to Report

October 16, 2017

- A crash report on Wilmington Pike
- A theft report on Paxon Drive

October 17, 2017

- A crash report on Carpenter Road
- A harassment report on Ferry Road

October 18, 2017

- A warrant was taken on Cloy Road
- An animal complaint on Waynesville Road
- A suspicious vehicle on Wilmington-Dayton Pike

October 19, 2017

- House and business checks
- Community policing
- A Burglary report on Walden Way

October 20, 2017

- Nothing to Report

October 21, 2017

- A harassment complaint on Surrey Trail
- A crash report on Feedwire Road

October 22, 2017

- A suspicious vehicle on Feedwire Road
- A domestic dispute on Sear Road

October 23, 2017

- A crash report on Upper Bellbrook Road
- Traffic stops

October 24, 2017

- An animal complaint on N. Lakeman Drive
- House and business checks

October 25, 2017

- Nothing to Report

October 26, 2017

- A crash report on Wilmington Pike
- A peace officer needed on Cloy Road

October 27, 2017

- A theft report on Seton Hill Drive
- A parking violation on Wilmington Pike
- Community policing

October 28, 2017

- Nothing to Report

October 29, 2017

- Extra patrol on Bugle Bluff Drive
- A disturbance complaint on Wilmington Pike
- A panhandling report on Wilmington Pike

October 30, 2017

- A theft report on Napa Valley Drive
- A crash report on Feedwire Road
- A theft arrest on Wilmington Pike

October 31, 2017

- A crash report on Feedwire Road
- A disturbance report on Surrey Trail

November 1, 2017

- Community policing
- Found property on Erica Court
- A crash report on Glory Drive

November 2, 2017

- Business and house checks
- A harassment report on Heritage Trace Court
- A crash report on Centerville Road

November 3, 2017

- Nothing to Report

November 4, 2017

- A suspicious person on Social Row Road
- Traffic stops

November 5, 2017

- A suspicious vehicle on Wilmington Pike
- A crash report on Wilmington Pike

November 6, 2017

- A theft report on Willow Creek Circle
- A theft arrest on Wilmington Pike

November 7, 2017

- A theft report on Winshire Terrace
- A crash report on Upper Bellbrook Road

November 8, 2017

- House and business checks
- Community Policing

November 9, 2017

- A theft report on Clio Road
- Drug activity on Clio Road
- A Juvenile complaint on Sonoma Court

November 10, 2017

- A theft report on River Ridge Drive
- A suspicious vehicle on Wilmington Pike

November 11, 2017

- A crash report on Wilmington Pike
- Lost property report on Wilmington Pike

November 12, 2017

- An animal complaint on Swigart Road
- A crash report on Wilmington Pike

November 13, 2017

- Nothing to Report



**Staff Report for the Sugarcreek Township Board of Trustees
October 3, 2017 through November 15, 2017**

The following is a snapshot of the activities and areas of responsibility for the Sugarcreek Township Planning and Zoning Department. This report is prepared to keep the Board of Trustees informed and the citizens apprised of their Planning and Zoning Department. If further information or explanation is needed, please contact Cara Tilford at 937-848-8426.

Board of Zoning Appeals Activities:

- **October 26, 2017 BZA Meeting Follow-up:**
 - **BZA14-2017:** **BZA Case 14-2017:** Applicant, Kim Phillips, c/o Phillips/Sekanick Architects, is requesting an area/dimensional variance from Section 9.07 A. of the Sugarcreek Township Zoning Resolution to reduce the required number of stacking spaces from 8 to 7 to support the construction of a drive-through. The subject property is 6130 Wilmington Pike, parcel L32000100030029300, owned by David L. Scrima Trustees et al, containing 1.047 acres, known as lot 4A in the Sugarcreek Plaza Replat, and located in the B-2 (General Business) District.
 - *The BZA approved the request.*
- **November 16, 2017 BZA Meeting**
 - **BZA15-2017:** Applicant, E.E. Wood Homes LLC, is requesting a Variance from Section 4.08 of the Sugarcreek Township Zoning Resolution to allow for the construction of a two family dwelling in the Estate Residential District. The applicant is also requesting a Variance from Section 4.15 C. to allow for the this section of the Zoning Resolution that would permit a 25' rear yard setback for a single-family dwelling to apply to the construction of the proposed two family dwelling. The subject property is 4351-4359 Edelweiss Dr. (located at the southwest corner of the intersection of Wilmington Dayton Road and Edelweiss Drive, known as lot 15 in Walnut Hills Estates, Section 1), parcel L32000100040003300, owned by Carol Sue Tharpe Trustee, located in the E (Estate Residential) District. Pursuant to Article 4.08, a two family dwelling is a prohibited use in the Estate Residential District.

- **BZA15-2017:** Applicants, Matt and Jennifer Heckler, are requesting a Variance from Section 4.13 Table 4-6 of the Sugarcreek Township Zoning Resolution to allow for the construction of an inground swimming pool in the front yard adjacent to Timber Trail. The subject property is 2241 Stewart Road, parcel L32000200280006400, owned by Jennifer B. Heckler, containing 10.017 acres and located in the A-1 (Agricultural) District.

Zoning Commission Activities:

- **October 3, 2017 BZC Meeting Follow-up:**
 - **ZC Case 06-2017:** Applicant, Guttman Development Group, is requesting a major modification to an approved preliminary development plan for a proposed multi-family development under Article 5 of the Sugarcreek Township Zoning Resolution. The applicant is proposing a revised layout with 246 multi-family units and 46 twin family units (the approved plan called for 248 multi-family units and 50 twin family units). The development site is part of 4990 Wilmington Pike, can be further identified by parcel number L32000100010011900, contains 32.134 acres and is owned by Sugarcreek Golf Course, Inc.
 - *Subsequent to the BZC's recommendation of approval the applicant withdrew the request to allow for additional revisions to be made to the plan. A new application has been filed for the December 5, 2017 BZC Meeting.*
- **November 7, 2017 BZC Meeting: Canceled**
- **December 5, 2017 BZC Meeting:**
 - **ZC Case 07-2017:** Applicant, Mike Doliboa, is requesting a map amendment to the Sugarcreek Township Zoning Resolution. The resolution proposes to rezone the following parcels from A-1 (Agricultural) District to R-1A (Suburban Residential-Low) District: 5495 Little Sugarcreek Road (further identifiable by parcel number L32000100020001500) owned by Steven C. Keiter, containing 3 acres; 5495 Little Sugarcreek Road (further identifiable by parcel number L32000100020004700) owned by Steven C. Keiter, containing 2 acres; and 5475 Little Sugarcreek Road (further identifiable by parcel number L32000100020001400) owned by Steven C. Keiter, containing 4.89 acres.
 - **ZC Case 08-2017:** Applicant, Guttman Development Group, is requesting a major modification to an approved preliminary development plan under Article 5 of the Sugarcreek Township Zoning Resolution for approval of a revised preliminary plan for a proposed senior/assisted living facility. The applicant is proposing a revised layout and a total of 123 independent living units, 83 assisted living units, and 16 memory care units for a total of 220 units (the approved plan permits up to total of 220

units). The development site is part of 4990 Wilmington Pike, can be further identified by parcel number L32000100010011900, contains approximately 9.77 acres, is owned by Sugarcreek Golf Course, Inc. and is located in the PUD-B-2 (General Business) Planned Unit Development District.

- **ZC Case 09-2017:** Applicant, Guttman Development Group, is requesting a major modification to an approved preliminary development plan under Article 5 of the Sugarcreek Township Zoning Resolution for approval of a revised preliminary plan for a proposed multi-family development. The applicant is proposing a revised layout and a total of 258 multi-family units, 22 twin family units, and 24 townhome units for a total of 298 units (the approved plan called for 248 multi-family units and 50 twin family units). The development site is part of 4990 Wilmington Pike, can be further identified by parcel number L32000100010011900, contains approximately 32.134 acres, is owned by Sugarcreek Golf Course, Inc. and is located in the (PUD-R) Residential Planned Unit Development District.
- **ZC Case 10-2017:** Applicant, Guttman Development Group, is requesting a major modification to an approved preliminary development plan under Article 5 of the Sugarcreek Township Zoning Resolution for approval of a revised preliminary plan for the Magic Castle site. The applicant is proposing a revised layout including parking lot modifications and the removal of two buildings. The development site is part of 4990 Wilmington Pike, can be further identified by parcel number L32000100010011900, contains approximately 5.4165 acres, is owned by Sugarcreek Golf Course, Inc. and is located in the PUD-B-2 (General Business) Planned Unit Development District.

Permits:

- See attached spreadsheet

Violations:

- See attached spreadsheet

Meetings/Accomplishments:

- Met with architect to discuss business remodel on October 3, 2017
- Attended BZC Meeting on October 3, 2017
- Attended Department Head Meeting on October 11, 2017
- Attended civil court case hearing on October 13, 2017 (was subpoenaed)
- Attended Thoroughfare Plan Meeting on October 17, 2017
- Met with BZA Applicant on October 25, 2017
- Attended BZA Meeting on October 26, 2017

- Met with new BZA member on October 30, 2017
- Met with BZC Applicant on October 30, 2017
- Attended Greene County Builders and Developers Forum on November 1, 2017
- Met with BZA Applicant on November 2, 2017
- Attended civil court case hearing on November 6, 2017 (was subpoenaed)
- Met with property owner to discuss agritourism use process on November 13, 2017
- Met with representative of business owner to discuss complaint on November 14, 2017
- Met with developer to discuss land in the township on November 14, 2017
- Attended Department Head Meeting on November 15, 2017
- Attended BZA Meeting on November 16, 2017
- Attended TAC Meeting on November 16, 2017
- Completed Legal and Public Notices for BZC07-2017 through BZC10-2017
- Completed Legal and Public Notices for BZA15-2017 and BZA16-2017
- Completed Staff Reports and BZA Packets for the November 16, 2017 Meeting
- Project Updates:
 - White Oakes Landing: Zoning Certificate Application submitted for all buildings in Section 1 (occupancy anticipated 6-8 months from the start of construction); construction ongoing
 - Waterford at Sugarcreek: construction ongoing
 - Oak Brooke: construction ongoing
 - Landings at Sugarcreek: construction ongoing; Section 1 of EDCI Expansion Final Development Plan approval in process and Section 5 Final Development Plan approval in process
 - Woodland Ridge: construction ongoing
- Plans for the Colin Connor Center submitted and under review
- Plans approved for new office for Lofino in Plaza 1
- Plans approved for Elsa's Corner Cantina (old Murphy's/Caramella's)

Announcements/Upcoming Events:

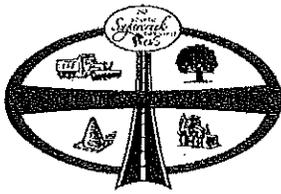
- BZC Meeting scheduled for December 5, 2017
- BZA Meeting scheduled for December 28, 2017

Zoning Certificate Totals 2017

	SFR	MFR	AcStrc	Bsmt	Deck	Fence	P/F	Pool	Add/R	COM	Tmp U/S	Wall Sign	Grd Sign	Home Oc	Ten Fin	Other	TOTALS
JAN	2	0	1	0	0	0	0	0	0	3	0	0	0	0	2	0	8
FEB	4	0	0	0	1	0	0	0	2	0	1	0	0	0	0	0	8
MARCH	5	0	3	0	1	1	1	0	0	1	1	0	0	0	1	2	16
APRIL	2	0	1	0	3	2	0	0	0	0	2	2	0	0	1	1	14
MAY	8	0	1	1	2	0	1	2	0	3	2	1	0	0	1	0	22
JUNE	7	5	4	0	0	0	1	0	3	0	0	0	1	0	0	2	23
JULY	1	0	2	0	0	5	0	0	0	0	0	0	1	0	2	3	14
AUGUST	4	10	2	0	1	1	1	2	0	1	1	2	0	0	1	2	28
SEPT	5	0	3	0	3	3	1	0	1	0	1	1	1	0	1	0	20
OCT	11	0	4	0	0	2	0	0	1	1	0	1	3	0	1	0	24
NOV	2	0	0	0	2	1	0	0	0	0	0	0	0	0	0	0	5
DEC																	
TOTALS	51	15	21	1	13	15	5	4	7	9	8	7	6	0	10	10	182

182 ZCs issued ytd. vs. 164 ZCs issued same period 2016 (+11%); 51 ZCs issued for SFRs ytd vs. 30 ZCs issued for a SFR same period 2016 (+70%).

11/16/17



**Staff Report for
Sugarcreek Township Trustees
October 20, 2017**

The following information is a snap shot of the activities and areas of responsibilities for the Sugarcreek Township Roads and Services Department.

Calls for Service

- 11-6 Called out to assist fire department with accident on Wagner road

Accomplishments:

- Took 701,702,703,705 to Xenia truck for yearly inspection and service.
- Bermed Carpenter road
- Trimmed brush on Carpenter road, Mcbee road, Ferry road, Brown road
- Set surface drain box on Little Sugarcreek road
- Inspect sidewalk on Center Point drive
- Completed year end mileage report for Greene County
- Removed large dead branches off tree on Ferry road hill
- Remove three dead trees on Shepherd road
- Cleared inlet to culvert on Spahr road
- Remove berm box from 701
- Started setting up trucks for snow season.

Respectfully,

Anthony W. Lamb
Roads and Services Director