

The Board of Trustees of Sugarcreek Township, Greene County, Ohio, in Regular Session on April 2, 2018, 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 Mike Pittman, Carolyn Destefani being present. Nadine Daugherty was absent. In addition, Donna Hellmann, Marvin Moeller and Denise Moore attended.
3. All rose and recited the Pledge of Allegiance to the Flag
4. Public hearing
ZC Case 04-2017

**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2018.04.02.03**

IN RE: ZC Case 04-2017: Approval of the Final Development Plan for Section 1, of The Landings at Sugarcreek,
21.622 acres

WHEREAS, EDCI II Partnership has submitted an application for the approval of the Final Development Plan for Section 1, of The Landings at Sugarcreek subdivision, EDCI Expansion. The subject parcels have addresses of Upper Bellbrook Road and can further be identified by parcel numbers L32000100120023500, L32000100120029900 and L32000100120029800 and contain 21.622 acres;

WHEREAS, the Sugarcreek Township Zoning Commission held a Public Hearing on September 5, 2017, deliberated on the application, and has recommended approval of the Final Development Plan for Section 1, of The Landings at Sugarcreek subdivision 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. Final design shall be subject to approval of the City of Bellbrook Water Department.
4. The development shall comply with the recommendations of the Soil and Water Conservation District.
5. Final design shall be subject to approval of Sugarcreek Township Fire Department.
6. The use of vinyl and aluminum lap siding shall be prohibited. Vinyl and aluminum is acceptable for use in trim, soffits, fascia, gutter board, vents, shutters, windows, doors, shakes, scales and architectural accents such as cornice.
7. A bond shall be provided to the Sugarcreek Township Board of Trustees to ensure completion of the open space and landscaping improvements within Section 1 (landscaping) prior to the recording of Section 1.
8. Two deciduous trees with a minimum caliper of 1.5 inches (measured six inches above ground level) shall be planted in the front yard (not in a landscaping area directly adjacent to the house) and shall be the responsibility of the builder to install and shall be depicted on site plans for individual building lots submitted for approval.
9. Changes to Section 6.2.1 or Section 6.2.2 of the Declaration of Covenants, Conditions, Restrictions and Reservation of Easements attached as Exhibit "A" shall be subject to approval by the Sugarcreek Township Zoning Commission.
10. The subdivision name referenced in the Declaration of Covenants, Conditions, Restrictions and Reservation of Easements shall be consistent with the actual subdivision name.
11. The applicant will be limited to building on 50% of the lots in Section 1 before open space amenities are installed within Section 1.

WHEREAS, the Sugarcreek Township Board of Trustees held a Public Hearing on April 2, 2018, and deliberated on the application,

NOW THEREFORE BE IT RESOLVED, that this Board of Trustees does hereby approve the Final Development Plan for Section 1, of The Landings at Sugarcreek subdivision subject to the conditions recommended by the Zoning Commission with the exception of number seven.

Mr. Pittman opened the Public hearing. Mrs. Destefani seconded.

Mrs. Tilford gave the staff report.

There were no parties wishing to speak either for or against. Also no neutral parties wishing to speak.

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

Mr. Pittman moved to approve with the option of leaving the cul-de-sac island issue open to review through the end of the week, or as is if that is not possible. Mrs. Destefani seconded.

5. Reports –

A. Administrator

Mr. Tiffany had nothing to add.

Mrs. Destefani asked Mr. Tiffany to explain Sugar Ridge.

Mr. Tiffany stated that he met with Bob Geyer and Miler Valentine to move the pathway.

B. Fiscal Officer

Mr. Hodson had nothing.

C. Fire

Chief Leaming was not in attendance.

D. Police

Chief Brown was not in attendance.

E. Roads and Services

Mr. Tiffany stated that Tony Lamb has announced his retirement. Mr. Lamb's last day will be May 31, 2018.

F. Zoning

Mrs. Tilford had nothing to add.

G. Information Technology

Mr. Zappanti was not in attendance.

H. Trustees

Mrs. Destefani stated that she attended the Annual Health Meeting along with Mrs. Daugherty.

Mr. Pittman attended the Eagle Rise Home Owners Association meeting.

6. Public Comments

Marvin Moeller, 3614 Middle Run Rd, asked how long the non-annexation agreement that was sign was binding.

Mr. Tiffany stated it was for ten years and was signed in 2014.

There was discussion regarding the possible development of the Rammel Farm.

7. Old Business

8. Consent Agenda Items

A. Payment of Bills

B. Approval of minutes

C. 2018 Collective Bid Agreement with Greene County Engineer – 2018.04.02.01

**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2018.04.02.01**

IN RE: 2018 Collective Bid Agreement with Greene County Engineer

WHEREAS, this Board of Trustees has agreed to participate in the competitive bid contract for the Collective Paving Program for 2018 as bid by the Greene County Engineer; and,

WHEREAS, this opportunity enables Sugarcreek Township to participate in a competitive bidding contract that the Greene County Engineer offers to all government entities of Greene County; and,

WHEREAS, this cooperative Collective Bid Program affords significant savings to Sugarcreek Township through the economies of scale realized by group purchasing and unified contract administration,

NOW, THEREFORE, BE IT RESOLVED, that this Board of Trustees, by executing the attached document, does hereby enter into said agreement and authorizes payment for the Township's proportional share of roadwork completed.

D. Resignation of Fire Department Staff Marcus Johnson – 2018.04.02.02

**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2018.04.02.02**

IN RE: Resignation of Fire Department Staff Marcus Johnson

WHEREAS, Volunteer Firefighter Marcus Johnson has indicated his desire to resign from the Sugarcreek Township Fire Department; and,

WHEREAS, Mr. Johnson became a member of the Sugarcreek Township Fire Department as a Volunteer Firefighter on November 7, 2016; and,

WHEREAS, Chief Jeffrey A. Leaming recommends we accept the resignation of Mr. Johnson.

NOW, THEREFORE, BE IT RESOLVED that the Board of Sugarcreek Township Trustees officially accept the resignation of Marcus Johnson effective April 2, 2018.

Mr. Pittman moved to approve the consent agenda items. Mrs Destefani seconded.
Roll was called with the vote being as follows:

Mrs. Destefani – yes
Mr. Pittman - yes

9. Discussion Agenda Items
None

10. Public Comments

Ms. Moore, 4360 Napa Valley, stated that trash collection is an issue. Garbage containers are on the street almost every day of the week. She asked if there was a chance of contract with the Township.

Mr. Tiffany advised that they have looked in to it but the companies do not stand to make money due to Township being so spread out.

11. Trustee/Staff Discussion

12. Adjourn

Mr. Pittman moved to adjourn at 8:45pm. Mrs. Destefani seconded.