

**SUGARCREEK TOWNSHIP
BOARD OF ZONING COMMISSION
TUESDAY, MARCH 6, 2018**

This regular meeting of the Sugar creek Township Board of Zoning Commission was held on Tuesday, March 6, 2018 at the Sugar creek Township Administration Office, 2090 Ferry Road, Sugar creek Township, Ohio at 7:00 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-present
Ms. Moore- absent
Mrs. Gallagher-present
Mrs. Hellmann-present
Mr. Baldino- present
Mr. Schleich-present

Mrs. Hellmann opened with New Business.

Mrs. Hellmann noted that the first case on the agenda is BZC01-2018. Oberer Land Developers, LTD is requesting a map amendment to the Sugar creek Township Zoning Resolution to rezone 84.570 acres located at 2745 Wilmington Dayton Road (and two adjacent two parcels with no addresses of record) from E (Rural Estate Residential) District to R-PUCD (Residential Planned Unit Conservation Development) District. The subject parcels contain a total of 107.383 acres (of which 84.570 acres are proposed to be rezoned), can be further identified by parcel numbers L32000100050014200, L32000100050002800 and L32000100050002700 and are owned by Peter Rammel. Oberer Land Developers, LTD is also requesting preliminary development plan approval under Article 6 of the Sugar creek Township Zoning Resolution for approval of the preliminary plan for a proposed subdivision. She noted that we have received a request from the applicant that the case be tabled.

Mrs. Tilford noted that the case was tabled at Regional Planning and, as such, the applicant has requested that the case be tabled by the Zoning Commission as a recommendation from Regional Planning has yet to be received. She noted that the next Zoning Commission meeting will be held on April 24th at 7:00 p.m. at the Bellbrook Middle School, 3600 Feedwire Road.

Mr. Baldino made a motion to table BZC01-2018, noting the case would be considered at the April 24th Zoning Commission Meeting as explained by Mrs. Tilford. The motion was seconded by Mr. Schleich. Upon call of the roll, the vote resulted in the following:

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

Mrs. Hellmann-yes

Mrs. Hellmann opened the public hearings for BZC02-2018 and BZC03-2018.

Mrs. Tilford presented the staff reports for BCZ02-2018 and BZC03-2018.

Applicant, Guttman Development Group, is requesting final development plan approval under Article 5 of the Sugarcreek Township Zoning Resolution for a proposed senior/assisted living facility containing 123 independent living units, 83 assisted living units, and 16 memory care units for a 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. The applicant is also requesting final development plan approval under Article 5 of the Sugarcreek Township Zoning Resolution for a multi-family development containing 258 multi-family units, 22 twin family units, and 24 townhome units for a total of 298 units. The development site is part of 4990 Wilmington Pike, can be further identified by parcel number L32000100010011900, contains approximately 32.497 acres, is owned by Sugarcreek Golf Course, Inc. and is located in the (PUD-R) Residential Planned Unit Development District.

Mrs. Hellman asked if the applicant would like to speak.

Mr. Ian Guttman came forward. He walked the board through the building elevations and floorplans.

Mrs. Hellmann questioned the rear elevations of the townhome buildings, asking if trim could be provided around the windows.

Mr. Guttman stated that the homes that the townhomes will abut have vinyl sided rear elevations. He stated that there is a huge setback in addition to landscaping and every time something is added it adds to their costs. He noted that they prefer to keep the elevation as it is proposed.

Mr. Betz stated that the townhomes are part of the multi-family development. He noted as he looks at the rear elevations of the multi-family buildings it is a coordinated architectural experience. The same treatment should be provided for the townhome buildings. It should be homogeneous across the back. He wants the same materials as are proposed for Building 8 on the townhome rear elevations.

Mr. Guttman stated that he understands. It is more involved than just adding materials. He would appreciate being permitted to leave it as is with the opportunity to get it done. It is not an overwhelming hardship, but it is a hardship. He noted that they are trying to provide housing choice. The cost on the multi-family buildings is amortized over more units.

Mr. Betz suggested consideration to just address the three townhome buildings adjacent to developed residential.

Mrs. Hellmann suggested just window trim would help.

Mr. Guttman again referred to the architecture of the homes that the townhomes will abut and stated his desire to leave it as is.

Mr. Betz asked if the maintenance building and trash compactor building will be all brick.

Mr. Guttman stated in the very beginning we showed the dressed up buildings, this is what we will do there.

Mr. Schleich asked about timeline.

Mr. Guttman stated that they would move to construct Public Road A and the senior community as quickly as possible. The multi-family would follow by a couple of months. He noted that they are hoping to break ground in early summer.

Mr. Betz asked about the screened in area associated with the maintenance building. It looks like there is a fenced in area. If the fenced in area is near the main entrance, that's not a great idea.

Mr. Guttman states that it is an outdoor fenced area, he stands corrected.

Mrs. Hellmann opened up the meeting to public comments.

Mr. Steve Thomas, 883 Belfast came forward. He asked how drainage was going to be handled.

Mr. Guttman explained how drainage would be handled.

Mrs. Hellmann stated that during the preliminary phase it was discussed that there will be better handling of water given the way the golf course handles runoff now.

Mr. Thomas asked about the twin family homes.

Mrs. Tilford explained that detailed elevations will be presented during a minor modification process but they will be single story.

Mr. Thomas asked about the type of trees. He was provided with a copy of the landscape plan.

There being no one else present to speak, Mrs. Hellmann closed the public hearing.

Mr. Baldino asked Mrs. Tilford what constitutes a den.

Mrs. Tilford noted it is a room without a closet, generally speaking.

Mr. Baldino returned the board to discussion on the rear elevations of the townhomes. He noted even as inconsistent with the rest of the development as they are, the highlight of attention has been on the east and west sides of the development. They definitely addressed our concerns there. He noted he is less concerned with the townhome units. He is not recommending the board pick this up as an issue.

Mr. Betz stated his disagreement noting the need for consistency. On another subject, he asked why we need to have a six foot wide sidewalk along Public Road A.

Mr. Schleich brought up that wheelchairs will be using that sidewalk.

Discussion ensued on the rear elevations of the townhomes.

Mr. Betz commended their landscaping plan. He wants to make sure that there are no conflicts between landscaping and lighting and that the two are coordinated.

Mrs. Tilford reviewed the two additional conditions discussed in her report. First, the lights shown in the right-of-way should be removed and second, the emergency access to Belfast shall be removed. Additionally, there is an additional condition related to the rear elevations of the townhome buildings that needs further discussion.

Mr. Guttman asked about adding an architectural element to the corners of the townhome building. Further discussion ensued.

Mr. Guttman agreed to work with staff to add an architectural element to the rear of the townhome buildings adjacent to the City of Kettering, which will become a condition of approval.

Mr. Baldino made a motion to recommend approval of BZC02-2018 subject to conditions as recommended by staff including the two additional conditions (the removal of lights within Public Road A's right-of-way and the elimination of the emergency access to Belfast), which was seconded by Mr. Betz. Upon call of the roll, the vote resulted in the following:

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

Mrs. Hellmann made a motion to recommend approval of BZC03-2018 subject to conditions as recommended by staff including the three additional conditions (the removal of lights within Public Road A's right-of-way, the elimination of the emergency access to Belfast and the applicant shall work with staff to add an architectural element to the rear of the townhome buildings), which was seconded by Mr. Baldino. Upon call of the roll, the vote resulted in the following:

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

December's Minutes will be held until the next meeting.

Mrs. Hellmann moved to adjourn. Mrs. Gallagher seconded. Upon call of the roll, the vote resulted in the following:

Mr. Baldino-yes

Mr. Schleich-yes

Mr. Betz-yes

Mrs. Gallagher-yes

Mrs. Hellmann-yes

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