



**Administrator's Report to the Trustees**  
**March 12, 2018**

The following represents a brief update of the activities, information and issues which the Administration is currently working on:

- The Landings submittal for Section 5 is still tabled at this time. The developer is still working through issues with Greene County Engineer's Office.
- The fixtures for the lighting of the entry drive have arrived and we should be on their schedule to install in the next few weeks.
- The furnace for the Roads and storage portion of the building is failing and will need replaced. Initial cost estimates are \$3k-3.6k.
- Attended the Greene County RPCC Executive Committee and Regular Commission meetings. The Oberer project has been tabled.
- Spent a great deal of time in the past ten days dealing with citizens concerned over the proposed development on the Rammel property. Facebook posts were in the hundreds with some people posting false information and defamatory remarks. The hearing for our BZC is scheduled for April 24<sup>th</sup> at the middle school, but to date nothing has been filed at Regional Planning.

Respectfully Submitted,

Barry P. Tiffany  
Township Administrator



Jeffrey A. Leaming  
Fire Chief

## Staff Report for Sugarcreek Township Trustees February 7, 2017 thru March 7, 2018

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:

- Less Lethal (Taser lecture by PD)
- Think Hot DP&L
- Pediatric Advanced Life Support (PALS)
- Effective Communications

### Statistics:

#### 2017 Totals

- EMS Responses: 710 (71.1%)    22 Overdose calls 13 patients receiving Narcan
- Vehicle Crashes: 144
- Fire Responses: 289 (28.9%)  
Total Calls: 997                      6.9% or 69 calls to Centerville

#### Year to Date

- EMS Responses: 133                      4 Overdose calls with 2 patients receiving Narcan
- Vehicle Crashes: 32
- Fire Responses: 46  
Total Calls: 179                      8.3% or 15 calls have been to Cornerstone

### Accomplishments/Information:

- Grant application submitted to FEMA for the Assistance to Firefighters Grant for the replacement of air paks

### Status of Significant Issues the Fire Department is Addressing:

- Tax Issue Renewal
- Quint 72 our KME Ladder Truck remains at the factory in Pennsylvania where it has been since July 18<sup>th</sup> for repairs
- Contract Negotiations
- Capital needs of the department are summarized below in this report

### Scheduled Events:

- Nothing significant

**Fiscal:**

As of Feb 6, 2018	Final Appropriation	Current Reserve for Encumbrance	YTD Expenditures	Unencumbered Balance	YTD % Expenditures
Fire	\$2,592,524.00	\$712,270.22	\$428,296.83	\$1,463,882.2	16.445%
EMS	\$162,840.00	\$56,387.26	\$22,942.51	\$84,537.40	14.001%
Department Total	\$2,755,364.00	\$768,657.48	\$451,239.34	\$1,548,419.60	16.300%

**Projected Capital Needs:**

Priority	Immediate	Moderate	Low
1	Sewage Lift Pumps split cost with PD \$5,000.00	Battalion Bay sensors \$1,200.00	Replace Mattresses (Sta. 71 & 72) \$4,500.00
2	Air Packs (applied for grant) \$240,000.00	Install Shorelines (Sta. 71) \$2,000.00	Replace Damaged Bay Door \$2,000.00
3	HVAC Rooftop Units (10) split cost \$12,500.00	Water Rescue Equip \$20,000.00	Carpet training / Day room / Bunk Room \$11,000.00
4	Front Ramp replaced \$24,000.00	Inside Building Painting / Bay (Sta. 72) \$9,000.00	Kitchen (Sta. 71) \$9,000.00
5	Exhaust System (bay) \$30,000.00	Build Gear Room (In Bay Sta. 72) \$55,000.00	Painting Interior (Sta. 71) \$3,000.00
6	5 Mobile Radio \$31,783.00	Sleeping area improvements (Sta. 72) \$15,000.00	Replace Carpet (Sta. 71) \$7,000.00
7		Camera System Upgrade (Sta. 72) \$5,000.00	Bay Floor crack repair / repaint floor \$36,000.00
8		Camera System (Sta. 71) \$1,500.00	Painting (bay) (Sta. 71) \$8,000.00
9		Asphalt split cost with PD \$15,000.00	Outside Building Painting \$12,000.00
10		Thermal Imaging Camera \$9,000.00	Wall Gear Racks \$6,500.00
11		Radio Batteries \$2,500.00	Dedicated Maintenance Program \$2,500.00
12		PPV Fans E-73 Q-72 \$5,000.00	Relocate Flag pole and install lighting \$2,000.00
13		Search Rope & Equipment \$3,000.00	
14		Computers \$9,000.00	
15		Front Ramp repair/replace \$30,000.00	
16		Nozzles \$3,200.00	
17		Chain saw \$1,375.00	
18		Hand Tools \$3,000.00	
19		Replace Hose \$10,000.00	
20		Rotary saw \$600.00	
21		Station Alerting \$54,000.00	
	<b>Total</b> \$343,283.00	\$254,375.00	\$103,500.00
			<b>TOTAL: \$701,158.00</b>

Respectfully Submitted,



Jeffrey A. Leaming



Michael A. Brown  
Chief of Police

## Trustee Report March 12, 2018

### Training

- On March 5<sup>th</sup>, our officers had training for the new juvenile court procedures.
- On March 19<sup>th</sup> – 30<sup>th</sup>, Officer Tyler Mantia will be attending the Evidence Class at the MVRCL.
- No other classes scheduled for March.

### Fiscal

Budget 2018 (Final Appropriation)	\$2,580,796.00
Expenditures as of March 5, 2018	\$429,543.11
% of Budget Used	16.5%
% of Budget Year Target for the end of March	24.9%
% of Budget Remaining	83.5%
Cash Balance as of March 5, 2018	\$722,635.82

## Public Appearance

- On February 15<sup>th</sup>, Chief Brown attended the Family Resource Board Meeting and Greene County Law Enforcement Association Luncheon.
- On February 20<sup>th</sup>, Chief Brown attended the Task Force Board Meeting.
- On February 22<sup>nd</sup>, Chief Brown attended the Family Resource Center Board Meeting.
- On February 24<sup>th</sup>, Chief Brown attended the Lions Pancake Breakfast.
- On February 27<sup>th</sup>, Chief Brown attended the ACE Task Force Board Meeting.
- On February 28<sup>th</sup>, Chief Brown attended the Montgomery County Chief's Luncheon.
- On March 1<sup>st</sup>, Chief Brown attended the Bellhop Student Breakfast and the Chambers Luncheon.
- Thank you to Walmart for the check for our Shop with a Cop program.
- Thank you to the Lion's Club for the check to help build a shed. This is a joint venture with the Bellbrook Police Department.
- On March 8<sup>th</sup>, Chief Brown attended the Ministerial Luncheon and the School Board Meeting.

Respectfully submitted,



Michael A. Brown  
Chief of Police



*Michael A. Brown*  
Chief of Police

## Police Blotter

### February 1, 2018

- Business and house checks
- Community policing
- A theft arrest on Wilmington Pike
- A fraud report on E. Centerville Station Road
- A suspicious person on Wilmington Pike

### February 2, 2018

- A theft arrest on Wilmington Pike
- Traffic stops
- A suspicious vehicle on Spahr Road

### February 3, 2018

- A theft arrest on Wilmington Pike
- Domestic dispute on Wilmington-Dayton Road
- A crash report on Wilmington Pike

### February 4, 2018

- A burglary report on Statehouse Court
- Domestic violence report on Heller Drive
- Traffic stops
- Crash report on Feedwire Road

### February 5, 2018

- Nothing to Report

### February 6, 2018

- Extra patrol on State Route 725
- Suspicious vehicle on Clio Road
- Welfare check on Bayberry Cove Drive

**February 7, 2018**

- Juvenile complaint on Wilmington Pike
- A crash report on Upper Bellbrook Road
- A crash report on Wilmington Pike
- Fraud report on Upper Bellbrook Road

**February 8, 2018**

- Business and house checks
- Community policing
- A crash report on Wilmington Pike

**February 9, 2018**

- Traffic stops
- Noise complaint on Ferry Road
- Suspicious person on Wilmington Pike
- A theft report on N. Lakeman Drive

**February 10, 2018**

- Nothing to Report

**February 11, 2018**

- A warrant on Cloy Road
- A theft arrest on Wilmington Pike
- Domestic Dispute on Centerville Road

**February 12, 2018**

- A crash report on Wilmington Pike
- An animal complaint on State Route 725

**February 13, 2018**

- Business and house checks
- Animal complaint on Centerville Road

**February 14, 2018**

- Traffic stops
- A crash report on Feedwire Road
- A fraud report on Cloy Road

**February 15, 2018**

- Nothing to Report

**February 16, 2018**

- A theft report on Rising Spring Court
- A suspicious vehicle on Wilmington Pike

**February 17, 2018**

- A crash report on Wilmington Pike
- Welfare check on Wilmington-Dayton Road

**February 18, 2018**

- Criminal damaging on Wilmington Pike
- Lost property on Wilmington Pike
- An intoxicated subject on Wilmington Pike

**February 19, 2018**

- Nothing to Report

**February 20, 2018**

- Menacing report on Upper Bellbrook road
- A theft arrest on Wilmington Pike
- A suspicious vehicle on Conifer Trail

**February 21, 2018**

- Business and house checks
- Parking violation on E. Briggs Road
- Crash report on Upper Bellbrook Road

**February 22, 2018**

- Welfare check on Wilmington Pike
- Community policing
- A fight report on Wilmington Pike
- Warrant on Clys Road

**February 23, 2018**

- A theft arrest on Wilmington Pike
- A hit/skip crash on Wilmington Pike
- Suspicious vehicle on River End Court

**February 24, 2018**

- Suspicious vehicle on Upper Bellbrook Road
- Juvenile complaint on Wilmington Pike
- An animal complaint on Upper Bellbrook Road
- A fraud report on Surrey Trail

**February 25, 2018**

- Property crash report on Upper Bellbrook Road
- Domestic violence on Sugar Maple Place

**February 26, 2018**

- Suspicious person on Wilmington Pike
- Business and house checks
- Found property on Clio Road

**February 27, 2018**

- Community policing
- Criminal damaging on Upper Bellbrook road
- Warrant arrest on Clio Road
- Harassment report on Sears Road
- A crash report on Wilmington Pike

**February 28, 2018**

- A domestic dispute on Bayberry Cove Drive
- A crash report on Centerville Road

**March 1, 2018**

- House and business checks
- Traffic stops

**March 2, 2018**

- Community Policing
- A crash report on Wilmington Pike
- An animal complaint on Washington Mill Road

**March 3, 2018**

- Nothing to Report

**March 4, 2018**

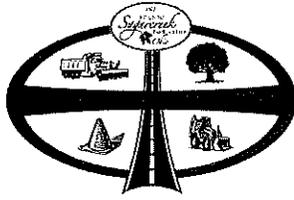
- Drug activity on Feedwire Road
- A crash report on Wilmington Pike

**March 5, 2018**

- A theft report on Fernwood Court

**March 6, 2018**

- Extra patrol on Lower Bellbrook Road
- Menacing on Upper Bellbrook Road
- Solicitor on Kables Mill Drive
- Juvenile complaint on E. Franklin Street



**Staff Report for  
Sugar Creek Township Trustees  
March 12, 2018**

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

**Calls for Service**

- 2-4 Snow
- 2-6 Snow
- 2-7 Snow
- 2-25 High water

**Accomplishments:**

- Replaced tire on 702
- Repaired plow shoes on 701
- Patched potholes
- Changed cutting edge on 705 plow
- Picked up trash on Ferry road
- Started preparing vehicles for auction for police department
- Repaired washout on Ferry road

Respectfully,

Anthony W. Lamb  
Roads and Services Director



**Staff Report for the Sugarcreek Township Board of Trustees  
February 13, 2018 through March 12, 2018**

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:**

- **March 22, 2018 BZA Meeting:**
  - **BZA Case 01-2018:** Applicant, Pebb Dayton, LLC, is requesting area/dimensional variances from Section 4.11 H. of the Sugarcreek Township Zoning Resolution to allow for a lot coverage of 73% in a B-2 District (in excess of the 70% permitted) and from Section 9.04 B. of the Sugarcreek Township Zoning Resolution to permit 37 parking spaces (in excess of the 35 parking spaces permitted) in association with a proposed KFC Restaurant. The subject property is 6140 Wilmington Pike, parcel L32000100030013600, owned by Pebb Dayton, LLC, located in the B-2 (General Business) District and containing 7.481 acres.

**Zoning Commission Activities:**

- **March 6, 2018 BZC Meeting: Follow-Up**
  - **ZC Case 01-2018:** Oberer Land Developers, LTD is requesting a map amendment to the Sugarcreek 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.

- *The Zoning Commission tabled this case at the request of the applicant. This case will be considered at the April 24, 2018*
- **ZC Case 02-2018:** Applicant, Guttman Development Group, is requesting final development plan approval under Article 5 of the Sugar creek 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 Sugar creek Golf Course, Inc. and is located in the PUD-B-2 (General Business) Planned Unit Development District.
  - *The Zoning Commission recommended approval, subject to conditions.*
- **ZC Case 03-2018:** Applicant, Guttman Development Group, is requesting final development plan approval under Article 5 of the Sugar creek Township Zoning Resolution for a proposed 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 Sugar creek Golf Course, Inc. and is located in the (PUD-R) Residential Planned Unit Development District.
  - *The Zoning Commission recommended approval, subject to conditions.*
- **April 24, 2018 Meeting (to be held at the Bellbrook Middle School):**
  - **ZC Case 01-2018:** 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.

### **Permits:**

- See attached spreadsheet

### **Violations:**

- See attached spreadsheet

### **Meetings/Accomplishments:**

- Attended RPCC Meeting Staff Review on February 15, 2018
- Met with developer to discuss map amendment/preliminary development plan request on February 21, 2018
- Attended Chamber Meeting on March 1, 2018
- Attended Department Head Meeting on March 7, 2018
- Met with numerous residents regarding questions related to BZC01-2018
- Completed Staff Reports for BZC02-2018 and BZC03-2018
- Prepared and delivered BZC Packets for the March 6, 2018 BZC Meeting
- Completed presentation for BZC02-2018 and BZC03-2018
- Completed BZC Minutes
- Drafted proponent testimony for HB500
- Approved Shell site redevelopment
- Approved Panera drive through addition
- Approved Sunshine Massage in Plaza 1
- Approved Planet Fitness (adjacent to Bed Bath and Beyond and Buy Buy Baby)
- Approved temporary sales office for new Planet Fitness in Plaza 1
- Project Updates:
  - White Oakes Landing: Zoning Certificate Application submitted for all buildings in Section 1 (current occupancy; anticipated to continue 6-8 months from the start of construction on each building); 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 (on hold pending okay to proceed from GCEO)
  - Woodland Ridge: construction ongoing

### **Announcements/Upcoming Events:**

- BZA Meeting scheduled for March 22, 2018
- BZC Meeting scheduled for April 24, 2018 at the Bellbrook Middle School (Note this is a change from the regular meeting date for April)



**Staff Report for  
Sugar Creek Township Trustees  
March 9, 2018**

The following information is a highlight of the activities and areas of responsibilities for the Sugar Creek Township Information Technology Department.

- Worked through another County test with BC Twp on Microwave link change
- Completed storage replacement for VMWare environment
- Engaged vendors for Safety building camera walk through meetings pre quote
- Working on transition to replacement firewall
- Attended Department head meeting

Respectfully,

Chris Zappanti  
Director of Information Technology