

The Board of Trustees of Sugarcreek Township, Greene County, Ohio, in Regular Session on April 1, 2019, at 7:00 PM, at 2090 Ferry Road, Bellbrook, Ohio 45305.

1. **Mrs. Destefani called the session to order at 7:06 pm.**
2. **Mr. Tiffany called the roll with Board Members** Mrs. Destefani, Mrs. Daugherty and Mr. Pittman being present. Also in attendance, Cara Tilford, Donna Hellmann, Jim Watson, Doug Cozad, Brad Austincs, and Kim Williams.
3. **All in attendance stood for the Pledge of Allegiance.**
4. **Doug Cozad - Bellbrook Sugarcreek Superintendent -**
Mr. Cozad spoke about the school district and funding to make the schools better for the community.
5. **Public Hearing –**
ZC Case 02-2019: HPA Development Group, Inc. is requesting Final Development Plan Approval for Bell Meadows subdivision. The subject property is 4775 Swigart Road, contains 66.135 acres, can be further identified by parcel number L32000100140000100, and is owned by Ralph D. Black, Inc. – **2019.04.01.03**

- Public hearing is formally opened
- Staff report on the text amendments
- Applicant presentation
- Those wishing to speak in favor
- Those wishing to speak against
- Neutral parties wishing to speak
- Public hearing is closed
- Deliberation and decision

Mrs. Destefani formally opened the Public hearing.

Mrs. Tilford read her staff report on the text amendments.

**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2019.04.01.03**

IN RE: ZC Case 02-2019: Request for Final Development Plan Approval under Article 5 of the Sugarcreek Township Zoning Resolution for Bell Meadows Subdivision

WHEREAS, HPA Development Group, Inc. is requesting a Final Development Plan Approval for the Bell Meadows subdivision containing 187 lots; and

WHEREAS, The subject parcel contains a total of 66.1530 acres, can be further identified by parcel number L32000100140000100 and is owned by Ralph D. Black, Inc.; and

WHEREAS, the Zoning Commission held a public hearing on March 5, 2019, deliberated and passed a motion to recommend approval to the Sugarcreek Township Board of Trustees; and

WHEREAS, the Sugarcreek Township Board of Trustees held a Public Hearing on April 1, 2019, and deliberated.; and

NOW THEREFORE, BE IT RESOLVED, this Board of Township Trustees does hereby approve the applicant's request for final development plan approval as requested 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. A 4" Stortz pumper connection for the fire hydrants will be required.
5. A secondary ingress and egress for emergency vehicles only into the development shall be provided as part of the construction of Phase 4.
6. The use of vinyl or aluminum siding shall be prohibited. Vinyl and/or aluminum may be used for gables and other decorative architectural features as approved by the Director of Planning and Zoning.
7. Amenities and buffers will be installed on a phase by phase basis (construction shall be limited to no more than 25% of lots before planned amenities and buffers are installed per phase).
8. A bond shall be provided to the Sugarcreek Township Trustees for incomplete open space amenities and buffers (including landscaping) prior to the issuance of the third Zoning Certificate on a phase by phase basis.
9. Street trees, constructed no closer than 8' from the right-of-way line, shall be the responsibility of the builder (with the exception of those depicted on the common area lots which will be the responsibility of the developer to install with the construction each phase of the project) and shall be depicted on site plans for individual building lots submitted for approval.
10. Sheds and above ground pools shall not be permitted to be constructed within the development. Privacy fences will also be prohibited subject to the exceptions provided for in the draft Declaration of Covenants, Conditions, Restrictions, Easements and Liens (an allowance for poly vinyl privacy fences in conjunction with small private areas (such as a deck, patio or hot tub) or along property lines which abut surrounding developments is approved).
11. The same elevation of the same home plan will not be permitted to be constructed side by side.
12. Any home utilizing brick or stone as a siding material on the front elevation shall be required to carry a brick or stone element through to all elevations (sides and rear) in the single family home section, the element to be defined as a knee wall to the first floor sill of the front of the house with the ability for alternative elements to be approved by the Director of Planning and Zoning on a case by case basis.
13. A minimum home size of 1,420 SF, as proposed by the applicant in the draft Declaration of Covenants, Conditions, Restrictions, Easements and Liens, shall be required.
14. Retention ponds shall be required to have a water feature.
15. No lighting plan was submitted for approval. If any lighting is proposed (with the exception of landscape lighting or lighting associated with the monument sign) in association with any of the common areas, it shall be reviewed and approved by the Zoning Commission utilizing the Minor Modification process.
16. Lots 1, 19, 45, 18, 17, 15, 13, 144, 149, 123, 154, 128 and 60 will be required to have two trees in the front yard (a street tree per condition #9 and an one additional tree) which will be the responsibility of the builder to install and shall be depicted on site plans for these individual building lots submitted for approval. These trees are depicted on the updated landscape plan received 4/1/19.
17. Two additional trees will be required in each parking area in the patio home section which will be the developer to install. These trees are depicted on the updated landscape plan received 4/1/19.
18. One tree will be required in the rear yards of lots 104-105, 150-152, 1-12 and 95 which will be the responsibility of the building to install and shall be depicted on site plans for these individual building lots submitted for approval. These trees are depicted on the updated landscape plan received 4/1/19.
19. The developer shall have the ability to meander the path and landscaping along the project's Swigart Road frontage. This is depicted on the updated landscape plan received 4/1/19.
20. An additional 10 trees shall be required along the property's Swigart Road frontage (west side). This is depicted on the updated landscape plan received 4/1/19.

Mrs. Tilford went over plans on a power point to show everyone pictures of the landscape.

Graham Parlin from HPA made his presentation on the Bell Meadows Subdivision.

Those wishing to speak in favor of the development – None

Those wishing to speak against the development - Ken Shelton 428 Darst road. He spoke about the sharp 90 degree turn, and that the traffic is a real problem. There was also a question about the phasing of the development.

Those wishing to speak Neutral on the development- None

Mrs. Destefani closed the public hearing, and opened the Trustee deliberation. All spoke in favor of the proposed HPA Development.

Roll was called with the vote being as follows:

Mrs. Destefani - yes

Mrs. Daugherty - yes

Mr. Pittman - yes

Mrs. Destefani called for a short recess.

6. **Reports**

A. Administration

B. Fiscal Office

Mr. Hodson was Present.

C. Fire

Chief Leaming was not present.

D. Police

Chief Brown was not present.

E. Roads and Services

Mr. Harphant was not present.

F. Zoning

Mrs. Tilford had nothing to add.

G. Information Technology

Mr. Zappanti was not present.

H. Trustees

7. **Public Comments – Agenda Items**

Donna Hellmann 3981 Windy Bluff Ct. - had comments on the apartments at Waterford finishing up.
Also about the traffic study done on Feedwire.

8. **Old Business**

Bellbrook Sugarcreek Parks and Schools Meeting – TDB

9. **Consent Agenda Items**

A. Payment of Bills

B. Approval of Minutes

C. Authorizing the Township Administrator to Enter into Agreements for the Purchase of Road Department Truck – **2019.04.01.01**

**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2019.04.01.01**

IN RE: Authorizing the Township Administrator to Enter into Agreements for the Purchase of Road Department Truck

WHEREAS, a well equipped fleet of vehicles is necessary for the preservation of roads and safe travel within Sugarcreek Township; and

WHEREAS, Lebanon Ford has 2019 Ford F250 trucks at State Bid pricing in stock that meet the needs and specifications desired to provide adequate service for the department.

NOW, THEREFORE BE IT RESOLVED, that this Board of Trustees of Sugarcreek Township, Ohio, does hereby authorize the Township Administrator to enter into Agreements for the financing and purchase of a 2019 Ford F250 from Lebanon Ford, not to exceed a \$44,601.00.

- D. Authorizing the Township Administrator to Enter into Agreements for the Outfitting of Road Department Truck– 2019.04.01.02**

**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2019.04.01.02**

IN RE: Authorizing the Township Administrator to Enter into Agreements for the Outfitting of Road Department Truck

WHEREAS, a well equipped fleet of vehicles is necessary for the preservation of roads and safe travel within Sugarcreek Township; and

WHEREAS, Zoresco Equipment Company has pricing and materials that meet the needs and specifications desired to provide adequate service for the department.

NOW, THEREFORE BE IT RESOLVED, that this Board of Trustees of Sugarcreek Township, Ohio, does hereby authorize the Township Administrator to enter into Agreements for the necessary outfitting of the Road Department vehicle, 2019 Ford F250, with Zoresco Equipment Company, not to exceed a \$9,369.00.

- E. 2019 Collective Bid Agreement with Greene County Engineer – 2019.04.01.04**

**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2019.04.01.04**

IN RE: 2019 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 2019 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.

F. Reclassification of Fire Department Personnel – Julia Chubner – 2019.04.01.05

**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2019.04.01.05**

IN RE: Reclassification of Fire Department Personnel – Julia Chubner

WHEREAS, the continuing need exists to maintain proper staffing within the Sugar creek Township Fire Department; and,

WHEREAS, this need is met through the periodic reclassification of Fire Department employees and volunteers; and,

WHEREAS, Chief Jeffrey A. Leaming requests the reclassification of Julia Chubner from part-time EMS Only EMT to full-time Firefighter II/Paramedic, in accordance with the Table of Organization of the Sugar creek Township Fire Department;

NOW THEREFORE, BE IT RESOLVED, that this Board of Trustees approve the reclassification of Julia Chubner to the position of full-time Firefighter II/Paramedic at the pay rate of \$18.19 per hour.

FURTHER BE IT RESOLVED, this offer is contingent upon the results of medical and psychological examinations, drug screening and background check.

Mrs. Daugherty motioned to approve Consent agenda items. Mrs. Destefani seconded.

Roll was called with the vote being as follows:

Mrs. Destefani – Yes
Mrs. Daugherty – Yes
Mr. Pittman – Yes

10. Discussion Agenda Items

Safety Patrol Officer

Township Mileage Certification – 50.817 miles in the Township, sent to Greene County Engineers Office.

11. Trustee/Staff Discussion

12. Adjourn

Mrs. Destefani moved to adjourn. Mrs. Daugherty seconded.

Roll was called with the vote being as follows:

Mrs. Destefani – Yes
Mrs. Daugherty – Yes
Mr. Pittman – Yes

Theodore L. Hodson, Fiscal Officer