

**SUGARCREEK TOWNSHIP
BOARD OF ZONING COMMISSION
TUESDAY, MARCH 5, 2019**

This regular meeting of the Sugarcreek Township Board of Zoning Commission was held on Tuesday, March 5, 2019 at the Sugarcreek Township Administration Office, 2090 Ferry Road, Sugarcreek Township, Ohio at 7:00 p.m.

Mr. Betz called the meeting to order.

Everyone present stood for the Pledge of Allegiance.

Mr. Betz asked Mrs. Tilford to take roll. Upon call of the roll, the vote resulted in the following:

Mr. Betz-present
Ms. Baldino- present
Ms. Moore-present
Mrs. Hellmann-present
Mr. Schleich-present

For the record, alternates Dr. Mathews and Mrs. Gallagher, were also in attendance.

Mr. Betz stated that the first item on the agenda is Case BZC01-2019. He reminded everyone to silence their cell phones and noted that public comments will be limited to three minutes per speaker. He asked Mrs. Tilford for the Staff Report.

Mrs. Tilford provided the Staff Report for BZC01-2019. White Oaks Landing One, LLC is requesting a Minor Modification to an existing Final PUD Plan for permission to remove their existing ground mounted monument sign utilizing external illumination and replace it with a new 32 SF ground mounted monument sign utilizing internal illumination. The subject property is 4363 Center Pointe Drive, parcel L32000100030029400, containing 22.2596 acres and located in the PUD-R (Residential Planned Unit Development) District.

Mr. Brian Maxwell, Project Manager, for Redwood came forward. He noted that they have 110 communities and growing. They are rebranding for all their neighborhoods to have the proposed sign. He noted that the internal illumination enhances nighttime exposure, stands out better for safety and notification reasons.

He noted it is an aluminum sign with a stone look base that holds up better than stone. It will be double-sided.

Mr. Betz asked about the base.

Mr. Maxwell noted it is high density urethane.

Ms. Moore asked about the White Oaks Landing name.

Mr. Maxwell noted it will only say Redwood as part of their branding efforts.

Mr. Baldino asked the number of lumens can be controlled.

Mr. Maxwell stated that there is a cell that will turn of during the day. This is 6500 lumens.

Mr. Baldino stated he likes that sign a lot but is concerned how bright it is going to be.

Mr. Maxwell stated the video does show how non-invasive the sign is.

Mrs. Tilford brought up the YouTube video showing the proposed sign in daytime and nighttime.

Mr. Betz noted preference for the internally illuminated sign. He asked about the other sign just installed.

Mr. Maxwell noted that is their temporary sign.

Mr. Betz stated he feels that he prefers this sign but he is concerned about height. The length feels like it needs a little lower sign.

Mr. Maxwell stated that sign now is taller than this one.

Mr. Betz stated he is more concerned about this. Can this one be lowered? Maybe a shorter base?

Mr. Maxwell stated in real world application he thinks Mr. Betz will be pleased. He is open to shrinking the base. 28" can be downsized to 24". If we go too low on the base it looks odd.

Mr. Betz stated he would like to see it a foot shorter.

Mr. Maxwell stated that would look odd.

Mrs. Hellmann stated that there is a 5" area between the base and the ground. Can that be removed?

Mr. Maxwell stated absolutely.

Mr. Betz stated he would be fine with that.

Mr. Baldino stated that he doesn't know that he has a recommendation with respect to lumens.

Mr. Maxwell stated he could add a dimmer that way the brightness can be adjusted.

Ms, Moore noted that she loves the new sign and is thankful the current sign is going to be changed.

Mr. Baldino made a motion to approved the minor modification as requested by the applicant subject to a 5” reduction in height and a dimmer being added, which was seconded by Mrs. Hellmann. Upon call of the roll, the vote resulted in the following:

Mr. Betz-yes
Ms. Moore-yes
Mr. Baldino-yes
Mrs. Hellmann-yes
Mr. Schleich-yes

Mr. Betz moved on to Case BZC02-2019 and asked Mrs. Tilford for the Staff Report.

Mrs. Tilford provided the Staff Report. HPA Development Group, Inc. is requesting Final Development Plan Approval for the 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.

Mr. Schleich inquired as to whether or not a traffic impact study was completed for this development.

Mrs. Tilford noted that a traffic impact study was completed. At the Trustee Public Hearing, many comments were received questioning the accuracy of the study so the Trustees took the additional step of hiring their own engineer to review the study to determine if it was comprehensive enough and if its recommendations were on point. That consulting engineer did back up the developer’s study and the improvements necessitated are shown on the Final Development Plan submitted.

Mr. Baldino asked about the hiker biker path and the discussion on it at the Trustee level.

Mrs. Tilford stated that the Trustees felt strongly that the 10’ hiker biker path be installed at the front end of the development and it is shown on the Final Development Plan submitted.

Mr. Graham Parlin, representing HPA Development, came forward. He noted he will not go through everything that Cara has covered. He introduced his partner, Doug Herald, Jim Watson with McGill Smith Punshon and a representative from MI Homes. He noted there are a couple of things that he would like to elaborate on. Township staff would like to see two trees in each yard. We have shown our street trees (which have been pushed away from the road to meet township requirements) and given our lots sizes, we believe two trees to be too much. We have a 25’ setback and an 8’ offset for the street trees; that leaves us only 17’ in the front yard to place another tree.

Mr. Betz stated that the concern is the depth.

Mr. Parlin stated you have a 5’ setback, a 20’ driveway; it gets crowded.

Discussion ensued on the requirement for an additional tree on the single-family home lots.

Mr. Baldino suggested that there is room on corner lots to add an additional tree.

Mr. Parlin indicated an openness to adding tree in the rear yards on lots backing up to Swigart and Darst.

Ms. Moore expressed a concern about the American Elm being included on the landscape plan.

Mrs. Hellmann discussed the need for shade trees at the playground and was satisfied with the London Plane trees being provided.

Mr. Betz noted that lots 1, 29, 45, 18, 17, 15, 13, 144, 149, 123, 154, 128, and 60 are all corner lots and the developer has agreed to plant two trees there as well as two trees in the parking areas.

Mrs. Hellmann noted that trees should be planted in the rear yards of 104-105, 150-152, 1-12 and 95.

Mr. Betz discussed the changes that the developer has made the landscaping plan from the original submission. He would like to see 10 additional trees along the property's Swigart Road frontage and the path will be allowed to meander.

Mr. Parlin asked for an allowance for privacy fences as suggested in their draft Covenants. They would like to utilize them for patio buffers in the patio home product; it is an important issue for their builder.

Mrs. Tilford also explained that they would also be permitted on shared property lines with adjacent development.

Mr. Parlin would like some definition on the masonry element on side and rear elevations.

Mr. Betz asked for any public comments.

Mr. Ken Shelton, 428 Darst Road, voiced concern about traffic. He noted he understands progress. He noted he feels like Darst should go straight through this property. He noted he is in the process of splitting his lot into three noting he is out of there.

Mr. Betz asked about any coordination that was done with respect to traffic with the City of Beavercreek.

Mr. Tiffany noted that we did meet with the City of Beavercreek and they were most interested in having the developer take Darst straight ahead or fix somehow the Darst curve by participating in the taking of property in the City of Beavercreek. Nothing came of the meeting.

Mr. Betz asked the developer if they have talked to the City of Beavercreek about annexing.

Mr. Parlin noted Beavercreek reached out to the property owner about annexing prior to their involvement with the parcel.

Mr. Schleich made a motion to close the public hearing, which was seconded by Mrs. Hellmann.

Upon call of the roll, the vote resulted in the following:

Mr. Betz-yes
Ms. Moore-yes
Mr. Baldino-yes
Mrs. Hellmann-yes
Mr. Schleich-yes

Mr. Schleich noted that the Thoroughfare Plan still calls for Darst to come through the property and he would like to see it addressed.

Mrs. Tilford noted that it was discussed and ultimately not required as part of the approval of the Preliminary Plan.

Mr. Schleich stated that he was hoping it would be a requirement of the traffic impact study.

Mrs. Tilford indicated it was not.

Mr. Schleich stated he doesn't agree.

Mr. Betz stated we are past that now. Two traffic engineers have evaluated this plan and it was not required. We have approved a preliminary plan that does not include it.

Discussion moved to privacy fencing with the Zoning Commission wanting to see poly vinyl added into the limited allowance.

Discussion ensued on the brick or stone element with MI Homes suggesting a minimum standard of knee wall to the first-floor sill with an allowance for alternative elements to be approved by the Director of Planning and Zoning on a case by case basis, which the Zoning Commission was comfortable with.

Mrs. Tilford reviewed the Zoning Commission's modifications to staff's suggested conditions including signage to be modified to meet township standards, lots 1, 19, 45, 18, 17, 15, 13, 144, 149, 123, 154, 128, and 60 will have two trees, two trees will be added to each parking area, one tree will be provided in the rear yards of lots 104-105, 150-153, 1-12 and 95, the developer will be allowed to meander the multi-use path and the landscaping along the project's Swigart Road frontage, an additional 10 trees will be added to the project's Swigart Road frontage (west side), the poly vinyl material standard should be specified in the allowance for privacy fences, a minimum of a knee wall wrap to the first floor sill will define the brick or stone element required on side and rear elevations with alternative elements to be approved by the Director of Planning and Zoning on a case by case basis.

Mrs. Moore made a motion to approve the applicant's request subject to the conditions as recommended by staff and modified by the Zoning Commission, which was seconded by Mrs. Hellmann. Upon call of the roll, the vote resulted in the following:

Mr. Betz-yes
Ms. Moore-yes
Mr. Baldino-yes
Mrs. Hellmann-yes
Mr. Schleich-no

Mrs. Hellmann made a motion to approve the December 4, 2018 Minutes, which was seconded by Mr. Baldino. Upon call of the roll, the vote resulted in the following:

Mr. Betz-yes
Ms. Moore-yes
Mr. Baldino-yes
Mrs. Hellmann-yes
Mr. Schleich-yes

Mrs. Hellmann moved to adjourn, which was seconded by Mr. Baldino. Upon call of the roll, the vote resulted in the following:

Mr. Betz-yes
Mr. Baldino-yes
Mr. Schleich-yes
Mrs. Hellmann-yes
Ms. Moore-yes