

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

This regular meeting of the Sugarcreek Township Board of Zoning Commission was held on Tuesday, November 5, 2019 at the Bellbrook Middle School, 3600 Feedwire 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-absent  
Mrs. Hellmann-present  
Mr. Schleich-present  
Dr. Mathews-present

For the record, alternate, Mrs. Gallagher, was also in attendance.

Mr. Betz stated that the first item on the agenda is case BZC03-2019 and asked Mrs. Tilford for the Staff Report.

Mrs. Tilford provided the Staff Report for case BZC03-2019. Applicant, EDCI II Partnership, is requesting Final Development Plan Approval for Section 2 of the Landings of Sugarcreek Addition. The subject parcels have addresses of Upper Bellbrook Road and can be further identified by parcel numbers L32000100120029900, L32000100120030000, L32000100120030100, L32000100120030200, L32000100120023500 and L32000100120029700, are owned by EDCI II Partnership, and are located in the PUD-R (Residential Planned Unit Development) District. Section 2 of the Landings at Sugarcreek Addition is proposed to contain 8.18 acres and a total of 21 building lots.

Mr. Brescia, developer, came forward. He noted that they have a contract to sell their lots to Inverness. They are the sole builder. The houses that Inverness uses on their lots are also used on EDCI's lots. He noted they are the producer of the lots with Inverness on a take-down schedule. He noted that they are on schedule with Section 1. He noted that the development process ran a little behind when they covered over a sanitary line to shift some water; there had to be a redesign to move it to the pond a different way so that threw development back because we had to go through engineering and have it all approved by everyone again. It is all worked out now. He noted Inverness has approval for their Section but they are taking the EDCI lots down first then follow-up with Section 5.

Mrs. Hellmann asked if the houses going in are the larger ones on the north side.

Mr. Brescia said they are the smaller ones, mid \$300,000s. The other lots on the north side are starting \$50,000 to \$100,000 more.

Mr. Betz noted no one was in attendance to speak.

Dr. Mathews asked about drainage.

Mrs. Tilford noted that drainage issues had been an ongoing concern in this neighborhood. The County hired Cosler Engineering to review the original drainage plan and changes were made subject to that review. The county is satisfied with the changes made will remedy the issues, but are certainly monitoring. We have received a complaint internal to the neighborhood (previous complaints had come from an adjacent subdivision) and the county is monitoring that too. There is a pipe in this section slated to be buried which should help to address that specific concern. The county and the developers have been working well together to address the issues as they arise.

Mr. Schleich asked if there is a lawsuit about drainage.

Mrs. Tilford stated there is a lawsuit ongoing regarding a sanitary line, but to her knowledge not drainage.

Mrs. Hellmann asked about the mowable grass and asked if this is consistent with changes that might come to the other areas.

Mrs. Tilford concurred.

Mr. Betz asked about an area that was planted but died.

Mrs. Tilford noted that the developer was attempting to get prairie grass established, but was not successful.

Mr. Betz asked Mr. Brescia if he had any issues creating the path connection.

Mr. Brescia indicated that he did not.

Mr. Schleich made a motion to close the public hearing, which was seconded by Mr. Betz. Upon call of the roll, the vote resulted in the following:

Mr. Schleich-yes

Mr. Betz-yes

Mr. Baldino-yes

Mrs. Hellmann-yes

Dr. Mathews-yes

Mr. Baldino made a motion to recommend approval subject to staff's recommended conditions, which was seconded by Mr. Schleich. Upon call of the roll, the vote resulted in the following:

Mr. Schleich-yes  
Mr. Betz-yes  
Mr. Baldino-yes  
Mrs. Hellmann-yes  
Dr. Mathews-yes

Mr. Baldino made a motion to approve the March 5, 2019 Minutes, which was seconded by Mrs. Hellmann. Upon call of the roll, the vote resulted in the following:

Mr. Schleich-yes  
Mr. Betz-yes  
Mr. Baldino-yes  
Mrs. Hellmann-yes  
Dr. Mathews-abstain

Mrs. Tilford noted that she did provide information about the Miami Valley Planning and Zoning Workshop for those wishing to attend. She asked that responses be provided by the Monday of Thanksgiving week.

Mrs. Tilford updated the board on the Safe Routes to School path construction.

Mrs. Hellmann moved to adjourn, which as 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  
Dr. Mathews-yes