

**SUGARCREEK TOWNSHIP
BOARD OF ZONING COMMISSION
TUESDAY, JUNE 5, 2018**

This regular meeting of the Sugarcreek Township Board of Zoning Commission was held on Tuesday, June 5, 2018 at the Sugarcreek Township Administration Office, 2090 Ferry Road, Sugarcreek 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-absent
Ms. Baldino- absent
Ms. Moore-absent
Dr. Mathews-present
Mrs. Hellmann-present
Mr. Schleich-present
Mrs. Gallagher-present

Mrs. Hellmann welcomed Dr. Mathews to the Zoning Commission.

Mrs. Hellmann noted that the Election of Officers will not be held, given that three regular members are not in attendance.

Mrs. Hellmann noted that the first case on the agenda is BZC04-2018. The Sugarcreek Township Trustees initiated, by passage of a Resolution, a text amendment to the Sugarcreek Township Zoning Resolution. The text amendment proposes modifications to Article 6 of the Sugarcreek Township Zoning Resolution dealing with permitted density in the RPUCD (Residential Planned Unit Conservation Development) District.

Mrs. Tilford reviewed the Staff Report noting that the Regional Planning and Coordinating Commission did recommend approval.

Mrs. Hellmann clarified that density will be handled on a case by case basis.

Mrs. Tilford concurred. This will take out the calculation that seemed to be prescriptive and clarify clearly that density determinations will be handled on a case by case basis.

Dr. Mathews asked if other townships do it like this.

Mrs. Tilford indicated that we are perhaps a little unique given the annexation pressures under which we operate. We have utilized a case by case density determination in the majority of our residential PUDs. It provides us flexibility as well as control. In this case we are utilizing a case by case determination as well as setting a maximum density at two dwelling units per acre. Two

dwelling units per acre is reasonable given that this is a conservation development district and you wouldn't look to see higher densities in those types of developments.

Mrs. Hellmann indicated that would be half acre lots.

Mrs. Tilford indicated that you have to take into consideration the open space requirement. In this case 50% open space is required would result in smaller lot sizes overall.

Mrs. Gallagher asked if the township had anyone wanting to apply for this district now.

Mrs. Tilford said we currently do not. We had an applicant withdraw and he may refile; he would be subject to the new standards if he were to apply after the effective date of the amendment if it is ultimately approved.

Mr. Schleich made motion to recommend approval of the proposed text amendment to the Sugarcreek Township Board of Trustees, subject staff's request to delete the second "shall" in 6.04 B. 2., which was seconded by Dr. Mathews. Upon call of the roll, the vote resulted in the following:

Mr. Schleich-yes
Dr. Mathews-yes
Mrs. Gallagher-yes
Mrs. Hellmann-yes

Mrs. Hellmann noted that the second case on the agenda was BZC05-2018. An amendment to the Sugarcreek Township Long Range Land Use Plan is being requested to update the Planned Road Improvements section of the plan under Planning Foundation/Infrastructure and to add a reference to the applicability of the Greene County Thoroughfare Plan within that section.

Mrs. Hellmann asked if there were any other major roads outside of the Wilmington Dayton Road corridor that were discussed at the meeting to review the Thoroughfare Plan.

Mrs. Tilford indicated that there were. She noted the discussion about extending Clyo to Brown as one of the projects discussed.

Mrs. Hellmann asked if we need to reference that.

Mrs. Tilford indicated no. We aren't calling out any specific project included in the Thoroughfare Plan with this amendment. We are simply stating that there is a Thoroughfare Plan and that our planning decisions need to take that plan into consideration.

Mr. Schleich asked if there had been any discussion about an entrance off 675 to Feedwire through the park.

Mrs. Tilford indicated that there had not been.

Mr. Schleich noted that on Page 15 at the end of the mark off, the capital P is noted as removed.

Mrs. Tilford indicated that would need to be retained.

Dr. Mathews asked about the township's input on the Thoroughfare Plan.

Mrs. Hellmann indicated that a meeting was held at the township some time ago to review the current plan and to get our input.

Mr. Schleich made a motion to recommend approval of the proposed amendment to the Sugarcreek Township Board of Trustees, subject the addition of the letter "P" to the first word in the second sentence, which was seconded by Mrs. Hellmann. Upon call of the roll, the vote resulted in the following:

Mr. Schleich-yes
Dr. Mathews-yes
Mrs. Gallagher-yes
Mrs. Hellmann-yes

Mrs. Hellmann moved to the approval of the March 6, 2018 Minutes and made a motion to approve, which was seconded by Mr. Schleich. Upon call of the roll, the vote resulted in the following.

Mr. Schleich-yes
Dr. Mathews-abstain
Mrs. Gallagher-yes
Mrs. Hellmann-yes

Mrs. Hellmann asked if any new businesses had come in for approval.

Mrs. Tilford noted that Planet Fitness would be opening soon, as would Elsa's. She noted that a new Kentucky Fried Chicken would be constructed between Shell and the Planet Fitness on a newly created outlot. The Lucas Brothers Farm has been approved for an event venue on Ferry Road and the old goat farm on Centerville Road has also been approved as an event venue.

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

Mr. Schleich-yes
Dr. Mathews-yes
Mrs. Gallagher-yes
Mrs. Hellmann-yes

DRAFT