

**SUGARCREEK TOWNSHIP  
BOARD OF ZONING COMMISSION  
TUESDAY, March 2, 2021**

This regular meeting of the Sugar creek Township Board of Zoning Commission was held on Tuesday, March 2, 2021 via Zoom at 7:00 p.m.

Mr. Betz called the meeting to order.

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

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

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

Mr. Betz asked if there was a motion to approve of the meeting minutes for January 5, 2021.

Mrs. Hellmann made a motion to approve the meeting minutes from January 5, 2021. Mr. Schleich seconded. Upon call of roll, the vote resulted in the following:

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

Mr. Betz moved on to new business. He asked Mrs. Tilford if there was new development with the application.

Mrs. Tilford stated yes, the applicant does want to postpone tonight's meeting as they are not prepared. There are some engineering issues that need to be addressed with the application that was on the agenda for tonight. The applicant's engineer had to be out of town for an emergency. The applicant is asking that the BZC table the case for tonight and convene in special session a week from today, which would be March 9, 2021 at 7 p.m. via zoom. Mrs. Tilford stated it would be premature to open a public hearing because they do anticipate plans changing from now until that next meeting. The zoom link would be posted on the township website and if anyone has trouble logging on, they can call Mrs. Tilford and she will help. The BZC does have the ability to convene in special session.

Mr. Betz stated that what occurred to him is if the changes are potentially significant enough that the applicant would need to resubmit the whole plan.

Mrs. Tilford stated she does not believe that the changes are significant enough to have to resubmit.

Mr. Betz stated that the primary reason for his question is will the public have enough time to see the revised plan.

Mrs. Tilford stated that unless the public requests the plans, that is not something that they generally access prior to the meeting. Most of the participants that have logged on to the meeting have requested the plans. She will resend out the new plans once they become available, to those who have requested them.

Mr. Betz is not sure what all the changes are that need to be made. But it is concerning that if they are significant enough and we are only giving them a week. They may need to resubmit for the next regular meeting. Mr. Betz stated that he is okay with having the meeting next week on March 9, 2021. He is bringing these questions to light because he wants to make sure that the BZC has enough time to review the documents, along with the community.

Mrs. Tilford stated that the applicant has committed to continuing with their planning process with an alternate engineer. The engineering firm they are working with are scheduling meetings with the pertinent parties. She would anticipate them having something in the next few days. There is more discussion that needs to happen. And with the engineer having the emergency they were not able to complete those discussions.

Mrs. Tilford asked if they would make a motion to table the case for this meeting.

Ms. Moore made a motion to table the case. Mr. Baldino seconded. Upon call of the roll, the vote resulted in the following:

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

Mr. Betz stated that they will meet at this time next week via zoom. He then turned the floor over to Mrs. Tilford and asked if there was any old business that needed to be covered or any new business to be brought up.

Mrs. Tilford stated that staff has been working on drafting an overlay district for the Wilmington Pike corridor. The Zoning Commission will have an additional case for a rezoning that has been submitted for the property north of the Redwood development. There will be a recommendation from Regional Planning by April and the ability to review that case.

Mr. Betz stated that as he recalls, one of the reasons that they are doing the overlay study of Wilmington Pike is that there is a traffic study being conducted, funded by the City of Centerville and Greene County and some other participants that he is not sure of. That will likely

result in changes along Wilmington Pike. He would like to know if that is the reason why we have decided to do the overlay study.

Mrs. Tilford stated absolutely, there has been talk about the Wilmington Pike corridor for years specifically improvements that could be made to the aesthetics and functionality. This overlay will be attempting to address some of these issues, and it is perfect timing with the large study ODOT is doing and in conjunction with the Montgomery County TID.

Mr. Betz stated that he suspects that the earlier we can get this document out, the better. He thinks it will be very comprehensive document for the BZC to go through, and they may not be able to do it all at one meeting, they may have to have a workshop session to get it all completed.

Mr. Betz stated that he thinks it will be a different document than what we have seen before. He asked Mrs. Tilford if there was anything else she would like to mention.

Mrs. Tilford stated that the Township will be hosting a Community Clean up Day on April 10<sup>th</sup>, 2021. There is a map on our website where you can pick a section of roadway that you would like to clean up. The Township will provide the supplies; gloves, masks, trash bags, and a bright neon shirt. If anyone would like to participate in the cleanup, please contact Courtney Shuttleworth. Mrs. Tilford also mentioned that the Township is working with Jim Martin's family and other agencies to get a statue built in honor of Jim Martin. He is a WWII veteran that turns 100 years old this year. There is new momentum to honor him with this statute and there is more information on the Sugarcreek Township website if anyone would like more information.

Mr. Betz stated that Mr. Martin was a frequent traveler to BZC meeting and Trustee meetings. Mr. Betz is very familiar with Mr. Martin. He is a very gracious man, always said hello when passing by. Mr. Betz asked if anyone else had anything to mention.

Mrs. Hellmann stated that something that is coming her to attention is the electric charging of the cars. She saw that Ford put out a statement saying they were going to be all electric by 2035. She had pulled up a map of all the charging stations in the Dayton area. The closest ones to Sugarcreek are by Dorothy Lane or in Beavercreek. Her question is where you position these charging stations, in parking lots, or in shopping centers, or near restaurants. This area off 675 would be a good place because people will be getting off the exit to grab something to eat.

Mrs. Tilford stated that there were some grant funds available to put in these charging stations. The Trustees had talked about putting one in at the police station with grant funds.

Mrs. Hellmann stated that her thought is that she was trying to find out where these charging stations would go. Because of the handicap parking spaces and having enough charging stations to serve multiple people at one time but not disrupt the flow of traffic in the parking lots. It is just a lot to take into consideration. She thinks that the BZC should take a look at it.

Mr. Betz asked how the other BZC members felt about that.

Ms. Moore stated that she thinks it is an important item that should be looked over. But she is not sure whether that falls into the category of the Trustees or the BZC. She stated that Mrs.

Hellmann is correct there is not too many of them here in the Dayton area, so having them brought into Sugarcreek would be a great idea.

Mr. Betz stated that he is 100% in favor of getting the charging stations. He thinks that it is something that should be required to have an applicant to install these stations. He stated that they should embed this in the parking section of the zoning ordinance. That way we would require in a parking field a certain amount of charging stations. The issue is where do you put them like Mrs. Hellmann stated. Opposite of the handicap spots, or on the outer edge of the parking lots. But there has to be a number of communities that have already thought about this. And more progressive cities may already have this in their ordinance. He asked if Mrs. Tilford could do some research on it. He does not think that the community should provide it but if an applicant would like to come in and construct a commercial facility, they should also provide these charging stations. The problem will be how to write it into the zoning ordinance. He stated that he is sure that other places have done these before and that we may be able to pull ideas from their ordinances to help make changes to or zoning ordinance. Mr. Betz suggested in be reviewed in conjunction with or after the overlay.

Mrs. Tilford stated that yes it will be a text amendment to the zoning resolution. The overlay district carves out an area of the Township that will have special standards unique to that specific area. There would be consistent signage, consistent lighting, different requirements for building materials. Things that would create a sense of place and uniformity; now the Wilmington Pike corridor does not have that kind of consistency. The overlay district, over time, would see changes made to created that sense of place.

Mr. Betz stated that if Lowe's decided they wanted to do an expansion and they are in that overlay district would they be required to modify things up to the standard of the overlay.

Mrs. Tilford stated that there will be a threshold as far as when the overlay district standards would apply.

Mrs. Hellmann stated that there is an article in Car and Driver from 2019. It talks about electric cars and how Ford has partnered with Electrified America to offer owners of their cars complimentary 2-year access to the Ford Pass charging network. She thinks that Electrified America is a great thing to look at and they might have some ideas on what to do.

Mrs. Tilford stated that that sounds great.

Mr. Betz asked if Mrs. Tilford had anything else, she wanted to talk about

Mrs. Tilford stated no.

Mr. Betz asked if any of the BZC members had anything they wanted to talk about.

Mr. Baldino wanted to add on to the electric car conversation. He stated that the need would be where there is a higher density population. Looking at the PUD-R area and areas where there are less garages. Those areas might have a bigger need for a more targeted application. There is a new need for these charging stations. This would be a business model for local business to have

these charging stations. Adding incentives for these developers and business would be a great thing to get charging stations put in.

Mr. Betz stated that this would be for office space and commercial, and if Mr. Baldino agrees.

Mr. Baldino agreed that the need for the charging spaces at office spaces and restaurants is more than residential spaces. People would have charging spaces in their homes if they are buying an electric car. The need for the charging spaces at the commercial places is much greater.

Mr. Betz stated that a good example of requiring a charging would be at an office facility similar to Digestive Specialists on Clio Road. There are typically a lot of cars in their parking lot. He thinks it would be reasonable to request that they add one or two charging stations. The question is how you calculate how many to put in. He would like to investigate other locations that have added them to their zoning ordinance. That way the BZC can get some ideas on how to do this.

Mr. Baldino stated that he looked up on the U.S. Department of Energy Alternate Fuels Data Center zoning reformation website and it talks a lot about incentivizing the charging stations.

Mr. Betz asked if there was any Federal or State incentives for the charging stations.

Mrs. Tilford stated we are waiting for the next round of the EPA grant for the charging stations. They looked at 675 and what would be a convenient and safe spot for the charging stations. Chief Brown suggested the Police Department because it is in a safe location and it is right off the highway for people to access.

Mrs. Hellmann stated that is a good idea now, but what about in 50 years when there are multiple cars waiting to charge packed into the parking lot at the Police Station. The demand is going to grow, so they should be looking at a coordinated area where there is some thought as to where they are placed. What makes sense for the traffic flow and is the most idea place.

Mr. Baldino stated that it also has to be an economical location vs. accessibility. How long the wires and cables can be rather than the location. With the big business putting in charging stations there would have to be a limit as to how many regular parking spaces there are to the number of charging spaces.

Mr. Schleich stated that he added an article to the chat that is from Miami Valley Regional Planning Commission. About efforts being made to get the charging stations.

Mr. Betz asked if there was anything else that needed to be covered. There was nothing else that needed to be covered. Mr. Betz stated that they will reconvene next Tuesday.

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

Mr. Betz-yes  
Mr. Baldino-yes  
Ms. Moore-yes

Mrs. Hellmann-yes  
Mr. Schleich-yes