

**SUGARCREEK TOWNSHIP  
BOARD OF ZONING COMMISSION  
TUESDAY, MAY 4<sup>th</sup>, 2021**

This regular meeting of the Sugar creek Township Board of Zoning Commission was held on Tuesday, May 4<sup>th</sup>, 2021 via Zoom at 7:00 p.m.

Mr. Betz called the meeting to order.

Everyone in attendance 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  
Mr. Baldino-present  
Ms. Moore-present  
Mrs. Hellmann-absent  
Mr. Schleich-present  
Dr. Mathews-present

Mr. Betz asked for a motion to open case BZC05-2021.

Mr. Baldino made a motion to open BZC05-2021, Dr. Mathews seconded. Upon call of the roll, the vote resulted in the following:

Mr. Betz-yes  
Mr. Baldino-yes  
Ms. Moore-yes  
Mr. Schleich-yes  
Dr. Mathews-yes

Mr. Betz stated that BZC05-2021 is now open. He asked Mrs. Tilford to go forward with her presentation.

Mrs. Tilford opened with her staff report. The applicant, EDIC II Partnership, is requesting Final Development Plan Approval for Section 3 of the Landings at Sugar creek Addition. 27 building lots are proposed in Section 3, as is one (1) open space lot. Total acreage in Section 3 is 8.54 acres. Open space in Section 3 is 0.31 acres.

Mr. Betz asked about the drainage issues and if they are being resolved.

Mrs. Tilford stated that some drainage issues have been resolved and there are still some areas that they have not addressed.

Mr. Betz asked if there were any other issues that she was dealing with from Fischer Homes or Hills.

Mrs. Tilford stated that there are. There is a lighting issue with Hills, there is also an area within the pond that has to be dug out a little bit. There is an area of the pond that needs piping, there is also an area that needs prairie grass to be established. She stated that there are things that need to be addressed before moving forward. She stated that if they do move to approve tonight there would be a recommendation to not record the section until the issues are resolved. That way they can proceed through the process, but they know they have to get things fixed before lots are released to build.

Mr. Betz asked if there were any questions from the BZC.

Ms. Moore asked about the open space area and if they are within the standards the BZC has set.

Mrs. Tilford stated that open space is looked at overall and not just per section. In the overall map of the whole subdivision there is a lot of open space.

Mr. Brescia stated that he is open for questions if anyone has any.

Dr. Mathews asked if the rising lumber prices were going to affect the timeline of this project.

Mr. Brescia stated that he was not too sure. He is on the design side of things he is not too sure about the prices of supplies and how it will affect the progress of the project.

Mrs. Tilford stated that she has not seen a decrease in building projects with the rising cost to build.

Mr. Betz asked for a motion to close the public hearing for BZC05-2021.

Dr. Mathews motioned to close the public hearing, Mr. Schleich seconded. Upon call of roll, the vote resulted in the following:

Mr. Betz-yes  
Mr. Baldino-yes  
Ms. Moore-yes  
Mr. Schleich-yes  
Dr. Mathews-yes

Mr. Betz asked if there were any discussion to be had between BZC members. Hearing none Mr. Betz asked for a motion for approval.

Mr. Baldino motioned to approve BZC05-2021, Mr. Schleich seconded. Upon call of roll, the vote resulted in the following:

Mr. Betz-yes  
Mr. Baldino-yes  
Ms. Moore-yes  
Mr. Schleich-yes  
Dr. Mathews-yes

Mr. Betz asked for a motion to continue BZC02-2021. The case was tabled, and they have requested that the case now be continued.

Mr. Baldino motioned to continue BZC02-2021 to the June 1<sup>st</sup>, 2021 meeting, Mr. Schleich seconded. Upon call of roll, the vote resulted in the following:

Mr. Betz-yes  
Mr. Baldino-yes  
Ms. Moore-yes  
Mr. Schleich-yes  
Dr. Mathews-yes

Mr. Betz asked if there were any discussion on the March 2<sup>nd</sup>, 2021 meeting minutes. Hearing none he asked for a motion to approve the meeting minutes.

Ms. Moore made a motion to approve the March 2<sup>nd</sup>, 2021 meeting minutes, Dr. Mathews seconded. Upon call of roll, the vote resulted in the following:

Mr. Betz-yes  
Mr. Baldino-yes  
Ms. Moore-yes  
Mr. Schleich-yes  
Dr. Mathews-yes

Mr. Betz asked if there were any discussion on the March 9<sup>th</sup>, 2021 meeting minutes. Hearing none he asked for a motion to approve the meeting minutes.

Ms. Moore made a motion to approve the March 9<sup>th</sup>, 2021 meeting minutes, Dr. Mathews seconded. Upon call of roll, the vote resulted in the following:

Mr. Betz-yes  
Mr. Baldino-yes  
Ms. Moore-yes  
Mr. Schleich-yes  
Dr. Mathews-yes

Mr. Betz asked if there were any discussion on the April 6<sup>th</sup>, 2021 meeting minutes. Hearing none he asked for a motion to approve the meeting minutes.

Ms. Moore made a motion to approve the April 6<sup>th</sup>, 2021 meeting minutes, Mr. Schleich seconded. Upon call of roll, the vote resulted in the following:

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

Dr. Mathews-abstain

Mr. Betz asked if Mrs. Tilford would bring everyone up to date on any old business.

Mrs. Tilford stated that the previous evening the Trustees considered the Long-Range Land Use Plan amendment.

Mr. Betz stated that he is hoping that they will have Wilmington Pike Overlay District language for the Zoning Commission to review on June 1<sup>st</sup>. He also asked what was on the agenda for the June 1<sup>st</sup>, 2021 meeting.

Mrs. Tilford stated that The Grand Communities case will be back for continuation. There will be the Hills development company 7 and 8 for the development spoken about earlier. There will be discussion on the overlay district. Those are the 3 main topics for the June 1<sup>st</sup>, 2021 meeting.

Mr. Betz asked if there were any new business.

Mrs. Tilford stated that there is not any new business.

Mr. Betz asked if anyone on the BZC wanted to talk about anything.

Ms. Moore stated that she is having trouble understanding the no shed plan in some of the developments.

Mr. Betz asked how that is addressed in the Zoning Ordinance.

Mrs. Tilford stated that it is not addressed. The proposed no shed rule comes from the developer most of the time. With the small lots they do not want to clutter the back yards with a storage building. It is a PUD item issue that usually brings the no sheds into conversation.

Mr. Baldino asked about the charging stations mentioned at a previous meeting. He stated that with all the apartment complexes and condo style developments coming in, there should be some language that states that developer has to provide a certain amount of charging stations at the complex.

Mrs. Tilford asked if Mr. Baldino knows what the threshold would be based off his research. If it would be 5% or 10% of the spaces.

Mr. Baldino stated that the research did not have a threshold yet because the electric vehicles are such a newer development. He was looking at research from 2-3 years ago not current because the data is not there yet. He does think that the language needs to be put in to require the developer into having those charging stations on site.

Mrs. Tilford agreed and stated she will begin into the issue.

Mr. Betz stated that this is an interesting conversation. They had been focused on businesses and offices having required charging stations. He thinks it is a great idea to have them be required in multi condo developments.

Mr. Betz asked for a motion to adjourn.

Dr. Mathews made a motion to adjourn, Mr. Betz seconded. Upon call of roll, the vote resulted in the following:

Mr. Betz-yes  
Mr. Baldino-yes  
Ms. Moore-yes  
Mr. Schleich-yes  
Dr. Mathews-yes