

**The Board of Trustees of Sugarcreek Township, Greene County, Ohio, in Regular Session on July 19<sup>th</sup>, 2021, at 7:00 PM.**

- 1) **Mrs. Destefani called the session to order at 7:00 pm.**
- 2) **Mr. Demko called the roll with Board Members** Mrs. Destefani, Mr. Cramer, and Mrs. Daugherty being present. Also, in attendance was Donna Hellmann, Denise Moore, and Kim McCarthy.
- 3) **All in attendance stood for the Pledge of Allegiance.**
- 4) **Jason Tincu**  
Mr. Tincu gave his presentation for the Water Wastewater Committee.
- 5) **Emergency Medical Services Unit Commendation for Fire Department Staff**  
Captain Josh Johnson read a narrative for the commendation of the Fire Department Staff.
- 6) **Public Hearing ZC-Case 02-2021**

**SUGARCREEK TOWNSHIP  
RESOLUTION NO. 2021.07.19.01**

IN RE: ZC Case 02-2021: Request for a map amendment to the Sugarcreek Township Zoning Resolution to rezone 12.7914 acres from B-2 (General Business) District to PUD-R (Residential Planned Unit Development) District Approval for a Proposed Subdivision and Preliminary Development Plan Approval

WHEREAS, A public hearing was held by the Sugarcreek Township Zoning Commission on Tuesday, April 6, 2021 and continued on Tuesday, July 6, 2021 at 7:00 p.m. (tabled on May 4, 2021 and June 1, 2021) on the following application:

WHEREAS, Applicant, Grand Communities, LLC, is requesting a map amendment to the Sugarcreek Township Zoning Resolution to rezone 12.7914 acres from B-2 (General Business) District to PUD-R (Residential Planned Unit Development) District and Preliminary Development Plan Approval under Article 5 of the Sugarcreek Township Zoning Resolution for approval of the preliminary plan for a proposed subdivision (including condominiums, townhomes and patio homes);

WHEREAS, the subject parcel can be further identified by parcel number L32000100030029800 (part of) and is owned by Michael D. Spears, James P. Grodecki and Patrick F. Spears Successor Trustee, and contain 12.79114 acres; and

WHEREAS, after the hearing the Zoning Commission deliberated on the above application and passed a motion to recommend **approval** of the Map Amendment and Preliminary Development Plan as requested by the applicant subject to the following conditions:

1. Final design shall be subject to approval of the Greene County Engineer's Office.
2. The applicant's designer shall meet with the Greene County Engineer regarding traffic impacts to determine if any traffic studies will be required and/or if any additional turn lanes will be required.
3. Final design shall be subject to approval of the Greene County Department of Sanitary Engineering.
4. Final design shall be subject to approval of the Greene Soil and Water Conservation District. The applicant shall meet all federal, state, and local requirements and comply with recommendations from the SWCD and GCEO with respect to the drainage plan developed based on the sensitive nature of the watershed.
5. Final design shall be subject to approval of Sugarcreek Township Fire Department.

6. The use of vinyl and/or aluminum siding shall be prohibited.
7. Sheds, fences and above ground pools shall not be permitted to be constructed within the development. Invisible fences, not requiring township approval, shall be permitted at the discretion of the Homeowner's Association.
8. Home sizes, as proposed, will be required to be included within the HOA Documents submitted for approval at the Final Development Plan stage. Final Development Plan approval will be conditioned upon these square footages, as proposed by the applicant, being met.
9. Outdoor lighting shall be reviewed during the Final Development Plan stage, with all lights required to be dark sky compliant.
10. All private streets shall meet the requirements of Section 7.07 of the Sugarcreek Township Zoning Resolution.
11. The open ditch running along the eastern property line will be piped to allow for adequate mounding/screening subject to the approval of the GCEO or four-season screening with details to be provided at the Final Development Plan stage will be required in this area.

WHEREAS, the Sugarcreek Township Board of Trustees held a Public Hearing on Monday, July 19<sup>th</sup>, 2021, and deliberated.; and

NOW THEREFORE, BE IT RESOLVED, after the hearing the Board of Trustees deliberated on the above application and passed a motion to approve the Map Amendment and Preliminary Development Plan as requested by the applicant subject to the conditions recommended by the Zoning Commission.

Mrs. Webb stood and gave her presentation.

Mrs. Destefani asked if anyone wished to speak in favor of the proposed project. Hearing none, she asked if there was anyone who wanted to speak against the proposed project. Hearing none, she asked if there were any neutral parties that wished to speak.

Mrs. Hellman stated that the rear elevation of the first unit was voted on in the BZC meeting and it is not in the amendment.

Mrs. Tilford stated that it was a discussion, and it was not a condition. If the BZC would like it to be recommended it can be done at the final development plan.

Mrs. Destefani closed the public portion of the meeting and moved on to deliberation between the trustees.

Mr. Tiffany added a recommendation that the club house and pool be built within the first phase. With the changing market there is no telling what could happen. That way there is no delay for new residents moving in that would not have the amenities they were promised in the beginning.

Mrs. Destefani stated that she strongly agrees with Mr. Tiffany there have been other developments that have not kept their word on things they promised in the beginning. Other than that, she stated she likes this project and the new bike hike trails they will be putting up.

Mr. Cramer stated that he likes that they took the BZC recommendations and added them into their new plan and brought it up to what the township standards are. He is also excited because there is not any other housing development like this in the Township.

Mrs. Daugherty stated that she also likes this project, it is very well put together. She stated that all these new houses coming in have saturated the area. There was a plan before that this was to be for commercial use, and this plan is for a mixed development. She would like to see this stay as commercial and more open space stay in the community.

Mrs. Destefani stated to be clear, it is just this parcel that is being changed not the whole surrounding area, so there is room for commercial uses.

Mrs. Destefani made a motion to approve resolution 2021.07.19.01 with the added condition from the Trustees, Mr. Cramer seconded.

Roll was called with the vote being as follows:

Mrs. Destefani – Yes  
Mrs. Daugherty – No  
Mr. Cramer – Yes

Mrs. Destefani opened up ZC -Case 06-2021.

Mrs. Tilford gave the report.

7) **Public Hearing ZC-Case 06-2021**

**SUGARCREEK TOWNSHIP  
RESOLUTION NO. 2021.07.19.02**

IN RE: ZC Case 06-2021: The Sugarcreek Township Zoning Commission initiated, by passage of a motion, a text/map amendment to the Sugarcreek Township Zoning Resolution.

WHEREAS, the Zoning Commission initiated a text/map amendment to the Sugarcreek Township Zoning Resolution at their June 1, 2021 Meeting;

WHEREAS, the text amendment initiated proposes modifications to create a Wilmington Pike Area Corridor Overlay District creating Section 3.06 Zoning Certificate with Zoning Commission Review in the Wilmington Pike Area Corridor Overlay District, Section 4.12 B. 14. defining the purpose of the Wilmington Pike Area Corridor Overlay District, and Section 4.11 Wilmington Pike Area Corridor Overlay District and associated map and standards and deleting Section 4.16 F. regarding an inventory of nonconforming uses and Section 4.16 I. regarding termination of nonconforming uses, to alter the applicability of Article 9: Parking, Loading and Circulation with respect to new and expanded uses (Section 9.02 A.) and to placing menu board location requirements within the list of Overlay District standards.

WHEREAS, the Regional Planning and Coordinating Commission recommended approval of the proposed text/map amendment during their June meeting cycle;

WHEREAS, the Zoning Commission held a public hearing on July 6, 2021 on the proposed text/map amendment and recommended approval subject to three modifications: changing “new roof” to read “roof repair/replacement” on page 41, changing “It is recommended that all utilities be located underground in all new developments to the extent technically practicable.” to “It is required that all utilities be located underground in all developments.” on page 47, and changing “(see Figure 4.11-6 for example of approved dark sky compliant fixture)” to “(see Figure 4.11-6 for approved dark sky compliant fixture)” on page 47.

WHEREAS, the Board of Trustees held a public hearing on July 19, 2021 on the proposed text amendment and reviewed both the Regional Planning and Coordinating Commission’s recommendation and the Zoning Commission’s recommendation;

NOW THEREFORE, BE IT RESOLVED, after the hearing the Board of Trustees deliberated on the above application and passed a motion to approve the Map Amendment and Preliminary Development Plan as requested by the applicant subject to the conditions recommended by the Zoning Commission.

**SUGARCREEK TOWNSHIP**  
**RESOLUTION NO. 2021.07.19.03**

IN RE: ZC Case 06-2021: Modification to the Long-Range Use Plan

WHEREAS, the Zoning Commission initiated an amendment to the Long-Range Land Use Plan at their June 1, 2021, Meeting.

WHEREAS, the proposed modification will make reference to the newly adopted Wilmington Pike Area Corridor Overlay District.

WHEREAS, the Zoning Commission held a public hearing on July 6, 2021, on the proposed Long Range Land Use Plan amendment and recommended approval.

WHEREAS, the Board of Trustees held a public hearing on July 19, 2021, on the proposed Long Range Land Use Plan amendment and reviewed the Zoning Commission's recommendation.

NOW THEREFORE, BE IT RESOLVED, after the hearing the Board of Trustees made a motion to approve the proposed modification to the Long-Range land use plan.

Mrs. Destefani asked if anyone wanted to speak in favor of the applicant. Hearing none, she asked if anyone wished to speak against the applicant. Hearing none, she asked if anyone wished to speak neutrally on the applicant. Hearing none she closed the public hearing and moved into deliberation amongst the Trustees.

Mrs. Daugherty stated that these steps bring back hope for her to have the commercial areas to stay commercial.

Mr. Cramer stated that it will be nice for things to be more uniform and having the standards higher in this area.

Mrs. Destefani stated that raising the standards will help improve this area of commercial businesses. It will look so much better as a uniform area.

Mr. Cramer moved to approve the resolutions 2021.07.19.02 and 2021.07.19.03, Mrs. Daugherty seconded.

Roll was called with the vote being as follows:

Mrs. Destefani – Yes  
Mrs. Daugherty – Yes  
Mr. Cramer – Yes

8) **Reports**

**Administration**

Mr. Tiffany was present. There was nothing to add to his report. He stated that the budget bill was passed with the state. OTA will be moving forward with a conference this year.

Mrs. Destefani stated that the American Rescue Plan did approve the money to come to all the Townships.

Mr. Tiffany stated that we help 5 different families avoid the loss of their homes with COVID money we received.

### **Zoning**

Mrs. Tilford was present. There was nothing to add to her report.

### **Fiscal Officer**

Mr. Demko was present. There was nothing to add to his report. He did state that he got to sit down with the state auditors and see what they had to say about the previous 2 years that were audited. It was a great learning experience for him.

Mrs. Destefani stated that Mr. Demko said that every penny went to the department it was supposed to and it got spent on what it was intended to be spent on.

### **Fire**

Chief Leaming was present. There was nothing to add to his report.

Mrs. Destefani asked about the Community Center getting covid vaccines out to those who are homebound.

Chief Leaming stated that there has not been any more discussion on getting vaccines out. There are not a whole lot of home bound individuals in the Township.

Mr. Crammer asked about the ladder truck.

Chief Leaming stated that it is still being built and hopefully it will be here by Christmas time.

### **Police**

Chief Brown was present. There was nothing to add to his report.

Mrs. Destefani asked what the High-Five for Hero's is.

Chief Brown stated that it is a program to nominate a person or organization for the award. Someone nominated the Police department, they received a certificate and Bills Donuts sponsors it, so they received donuts as well.

### **Roads and Service**

Mr. Harphant was present. There was nothing to add to his report.

Mr. Tiffany asked if Shepherd Road got paved.

Mr. Harphant stated that the paving started today, they started one side of the road so far.

### **Information Technology**

There was nothing to add. All the repairs have been done and everything is operating smoothly.

**Trustees**

Mrs. Daugherty stated it is nice to be back to in person meetings and to see everyone and get out and talk to people again.

Mr. Cramer attended the Green County Township Association meeting. David Hayes stated that County Commissioners have the power to take area in a Township and say that they do not want solar or wind farms there.

Mrs. Destefani stated that the Bellbrook Amateur Radio Club had a field day at Sackett Wright Park. The Bellbrook Lions Club festival will be August 28<sup>th</sup> at 330pm. The Bellbrook Sugarcreek Area Chamber of Commerce will be having a community meet and greet at Hot Springs Spa on August 6<sup>th</sup> from 4-7pm.

9) **Public Comments – Agenda Items**

There were no comments.

10) **Old Business**

- A. City of Bellbrook, Bellbrook Sugarcreek Parks and Schools Meeting - June 7th, 5:30 pm

11) **Consent Agenda Items**

- A. Payment of Bills
- B. Approval of Minutes
- C. Resignation of Fire Department staff- John Duritch – 2021.07.19.04

**SUGARCREEK TOWNSHIP  
RESOLUTION NO. 2021.07.19.04**

IN RE: Resignation of Fire Department Staff John Duritsch

WHEREAS, Part-time Firefighter/Paramedic, John Duritsch, has indicated his desire to resign from the Sugarcreek Township Fire Department; and,

WHEREAS, Mr. Duritsch was hired as a member of the Sugarcreek Township Fire Department on December 12, 2019; and,

WHEREAS, Chief Jeffrey A. Leaming recommends we accept the resignations of Mr. Duritsch.

NOW THEREFORE, BE IT RESOLVED that the Board of Sugarcreek Township Trustees officially accept the resignation of John Duritsch effective July 13, 2021.

- D. Appointment of Fire Department Staff – Mitchell Stidham – 2021.07.19.05

**SUGARCREEK TOWNSHIP  
RESOLUTION NO. 2021.07.19.05**

IN RE: Appointment of Fire Department Staff  
Mitchell Stidham

WHEREAS, the continuing need exists to maintain proper staffing within the Sugarcreek Township Fire Department; and,

WHEREAS, vacancies exist within the classification of Part-time Firefighter /EMT; and,

WHEREAS, Mitchell Stidham has the necessary qualifications to serve in the capacity of Part-time Firefighter I/EMT for the Sugarcreek Township Fire Department; and,

WHEREAS, funds are available for this purpose within the Fire Department's 2021 Operating Budget.

NOW, THEREFORE, BE IT RESOLVED, that Mitchell Stidham shall be appointed to Part-time Firefighter I/EMT within the Sugarcreek Fire Department at the rate of \$15.00 per hour; and,

FURTHER BE IT RESOLVED, the above-mentioned appointment for Mr. Stidham will have an effective date of July 12, 2021 with a one (1) year probationary period ending on July 12, 2022.

**E. Resolution in Support of the Bellbrook/Sugarcreek to Spring Valley Connector Trail – 2021.07.19.06**

**SUGARCREEK TOWNSHIP  
RESOLUTION NO. 2021.07.19.06**

IN RE: In Support of Sugarcreek to Spring Valley Connector Trail

**WHEREAS**, Greene County is home to over 68 miles of paved multi-use trails, 36 miles of river trails and a wide variety of hiking, mountain bike and equestrian trails as well as is part of the nation's largest paved trail network; and,

**WHEREAS**, more than one million individuals, both local residents and visitors, annually utilize Greene County's growing paved trails network, and Greene County's municipalities have extraordinary opportunities with the Ohio to Erie Trail, connecting Cincinnati to Cleveland, and the Great American Rail-Trail initiative, a cross-country trail that connects Washington DC to Washington State, traversing our region; and,

**WHEREAS**, there is a desire to integrate Sugarcreek Township by way of connecting to the Little Miami Scenic Trail in Spring Valley; and,

**WHEREAS**, Sugarcreek Township recognizes the benefits associated with the Sugarcreek Township to Spring Valley Connector Trail, which include:

- Trails mean business - not only will these projects generate economic activity in terms of tourism & local business for the municipalities, region and state, but they will also facilitate home-based workers and entrepreneurs who live or want to live in rural areas.
- Trails attract talent and businesses, creating healthy, thriving communities with diverse populations.
- Trails support the health, safety and wellbeing of the general public within and surrounding our community.
- These projects will greatly improve safety, especially for families and those with mobility challenges, allowing access to a variety of amenities and critical destinations without requiring driving/motorized transportation. Trails are linear parks that expand transportation and recreation opportunities.
- Active transportation - walking, biking & rolling - is one of the most effective strategies to respond to climate change and lower our carbon footprints.
- These projects expand the Nation's Largest Paved Trail Network, which currently represents 360+ miles of connected multi-use trails.

- Connecting communities to the overall network directly addresses racial equity and provides a way for those without access to cars/public transit to get to food, jobs, health care and other essential services.

**NOW, THEREFORE, BE IT RESOLVED** that Sugarcreek Township does hereby proclaim its full support of the Sugarcreek Township to Spring Valley Connector Trail and will participate in the planning process and will provide assistance within the capacity of our resources as needed.

**F. Authorizing Township Administrator to act as Signatory for Purchase of Outdoor Audio/Video Equipment – 2021.07.19.07**

**SUGARCREEK TOWNSHIP  
RESOLUTION NO. 2021.07.19.07**

IN RE: Authorizing the Township Administrator to act as Signatory for the Purchase of Outdoor Audio/Video Equipment

WHEREAS, outdoor recreation/entertainment is helpful in maintaining active, healthy living in Sugarcreek Township in addition to providing a safe, fun activity for families within our community.

NOW, THEREFORE BE IT RESOLVED, that this Board of Trustees of Sugarcreek Township, Ohio, does hereby authorize the Township Administrator to Purchase outdoor audio/visual equipment the amount not to exceed Sixteen thousand dollars (\$16,000.00).

**G. Increase of Appropriations – 2021.07.19.08**

Mrs. Destefani made a motion to approve the Consent agenda items excluding the minutes, Mrs. Daugherty seconded.

Roll was called with the vote being as follows:

Mrs. Destefani – Yes  
Mrs. Daugherty – Yes  
Mr. Cramer –Yes

Mrs. Destefani made a motion to approve the meeting minutes from June 7<sup>th</sup>, 2021, Mrs. Daugherty seconded.

Roll was called with the vote being as follows:

Mrs. Destefani – Yes  
Mrs. Daugherty – Yes  
Mr. Cramer –Abstain

**12) Discussion Agenda Items**

There was no discussion of agenda items.

**13) Public Comments – Discussion Agenda Items**

Ms. Moore stated that her HOA is asking about the roadways in their neighborhood. They have concerns about pipes and manholes in the road that are sticking up and if they are going to be fixed.

Mr. Harphant stated that they are in the process of doing the pavement condition rating. Once they have finished that they will determine what needs to be done next year and years to follow.

Ms. Moore asked if there was a possibility of putting up a goose crossing sign in Center Point.

Mr. Tiffany stated that it is not a permitted sign to put up so they cannot have those signs.

Ms. Moore also asked about the Applebee's property and who is taking care of the building and the overgrowth that is happening.

Mrs. Tilford stated that she would get it taken care of right away.

Ms. Moore also asked about getting a proclamation from the trustees to stop the state from taking out portions of history from the curriculum.

Mr. Cramer stated that he is not sure what the Trustees would be able to do at the state level especially when it is dealing with the schools, and they are not apart of the school board. But that they would look into it and see if there is anything they can do.

Mrs. Hellman asked what the story was with all of the trees and things that are piled up at Greene County Recycling, the Greenway Blvd property.

Mr. Tiffany stated that he does not know what is going on and to contact Brandon or Dana.

Mrs. Tilford stated she would send Mrs. Hellman a contact to speak with.

14) **Trustee/Staff Discussions**

There were no discussions

15) **Adjourn**

Mrs. Destefani made a motion to adjourn the Trustee meeting, Mrs. Daugherty seconded.

Roll was called with the vote being as follows:

Mrs. Destefani – Yes  
Mrs. Daugherty – Yes  
Mr. Cramer –Yes

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Richard J Demko, Fiscal Officer