

The Board of Trustees of Sugarcreek Township, Greene County, Ohio, in Regular Session on August 2nd, 2021, at 7:00 PM.

- 1) **Mrs. Destefani called the session to order at 7:03 pm.**
- 2) **Mr. Demko called the roll with Board Members** Mrs. Destefani and Mr. Cramer being present. Also, in attendance was Denise Moore and Mark Breschia.
- 3) **All in attendance stood for the Pledge of Allegiance.**
- 4) **Marty Heide**
Mrs. Heide gave a presentation on the COVID Funeral Reimbursement Program.
- 5) **Public Hearing ZC-Case 05-2021**

Applicant, EDCI II Partnership, is requesting Final Development Plan Approval for Section 3 of the Landings of Sugarcreek Addition. The subject parcel has an address of 3570 Marwood Drive, contains 8.198 acres, can be further identified by parcel number L32000100120023500, is owned by EDCI II Partnership, and is located in the PUD-R (Residential Planned Unit Development) District. Section 3 of the Landings at Sugarcreek Addition is proposed to contain a total of 28 lots and 8.189 acres and is completely surrounded by land comprising the Landings at Sugarcreek subdivision. - 2021.08.02.01

- Public hearing is formally opened
- Staff report on the text amendments
- Applicant presentation

Mr. Breschia spoke about the new developments, he stated that Inverness and EDCI II have worked out a plan to have this set number of lots between the two companies.

Mr. Cramer stated that at one point there were issues with the developer, landscaping and things were promised and they did not keep up their end of the deal.

Mr. Breschia stated that the area is shared so the area in question is in the front which is a part of the Inverness side. The problem started because to get sanitary lines in they would have to go along side the road. And that would require them to dig up the concrete and everything, which was not the greatest idea. The sanitary department was not going to allow them to go that deep with sanitary along the road. The next option was for Inverness to take their water through the part that EDCI owns. The arrangement was that they were going to take their water flow into the pond and Inverness would make the adequate pipe sizing there for EDCI to drain. But what happened was that the engineer forgot to take into account a 5-acre section in the adjacent Bellbrook development. There was too much water flow going into the back of Little Sugarcreek, when the water was rerouted, it used up some of the space in the opening. EDCI therefore had to bring their water down the middle and get it into the pond in a different area. That was about an 8-month process to fix all those problems, they then had to bring that piping into section 2, so they had to get involved again. They have been trying to get everything done, the rain has been holding them up and they have to get larger equipment into the area to continue development, but Inverness has to complete their work before they can bring in the larger equipment.

- Those wishing to speak in favor

Mrs. Destefani asked if anyone wished to speak in favor of the application. No one wished to speak.

- Those wishing to speak against

Mrs. Destefani asked if anyone wanted to speak against the application. No one wished to speak.

- Neutral parties wishing to speak

Mrs. Destefani asked if there were any neutral parties wishing to speak. Hearing none, Mrs. Destefani moved to close the public hearing.

- Public hearing is closed
- Deliberation and decision.

Mrs. Destefani asked about the any fallout with Bellbrook.

Mr. Tiffany stated that they resolved everything pretty early on.

Mrs. Destefani also asked about the cease and assist with Mr. Haller, if there is a deadline they have to be finished by now.

Mr. Tiffany stated that they have entered into some agreements with the county engineer's office and with the Township. They will be able to get everything done on the timeline they have discussed.

Mrs. Destefani also asked about the egress for the fire department access.

Mr. Tiffany stated that there is an exit into Red Wood.

Mrs. Destefani asked if it would be open all the time.

Mrs. Tilford stated that, yes it would be open all the time.

Mrs. Destefani stated that the whole process gets confusing sometimes, usually when they see these things, they have already gone through Greene County. And gotten approvals but that is not the case this time.

Mrs. Tilford stated that after the Townships approval they will have to go through subdivision platting process and that is what those specific comments are referring to.

Mrs. Destefani made a motion to approve ZC Case05-2021, Mr. Cramer seconded.
Roll was called with the vote being as follows:

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

6) **Reports**

Administration

Mr. Tiffany was present. There was nothing to add to his report. Mr. Tiffany stated that they are still working on Carpenter Road, it should be completed around mid-fall.

Mrs. Destefani asked if it was going to affect the telephone pole.

Mr. Tiffany stated that it will be removed, and they will do the cross over on the telephone pole previous to this one.

Mr. Cramer asked about the money we are receiving from the Federal Government.

Mr. Tiffany stated that Mr. Demko is tracking the money that will come in and make sure it is going to the right places.

Mrs. Destefani asked if we are coming up with ideas to use this money for.

Mr. Tiffany stated that they have a few ideas in mind that he will bring to the Trustees by the next meeting. The money has to be spent by 2024 and expended by 2026.

Mr. Cramer asked if there needs to be a discussion on having protection over wind and solar in the Township.

Mrs. Tilford stated that the Zoning Commission has talked about it previously and she thinks that the Township would want someone to have a say in it.

Zoning

Mrs. Tilford was present. There was nothing to add to her report. She stated she has a BZC meeting tomorrow for the Herres property.

Fiscal Officer

Mr. Demko was present. There was nothing to add to his report. He stated that the American Rescue plan fund was his only big update.

Fire

Chief Leaming was not present. There was nothing to add to his report.

Mrs. Destefani asked about the article Chief Leaming did on motorcycles.

Mr. Tiffany stated that it was about the accidents in the region and how they are increasing with the weather being warm.

Police

Chief Brown was not present. There was nothing to add to his report.

Mr. Tiffany stated that Mr. Stafford's case is still pending. There have been public records requests made, and Mr. Tiffany included Mr. Haller. He asked if anyone is contacted by Mr. Stafford that they direct him to Mr. Tiffany.

Roads and Service

Mr. Harphant was not present. There was nothing to add to his report.

Information Technology

There was nothing to add.

Trustees

Mrs. Destefani stated that Greene County Regional Planning had a Solar and Wind Proclamation.

7) **Public Comments – Agenda Items**

Ms. Moore asked, regarding the money that the Township has. If it is possible for the Township to purchase property for the purpose of trying to develop it into a Township center.

Mr. Tiffany stated yes, and no. The Township is allowed to purchase property to house the government offices but not for development purposes.

8) **Old Business**

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

9) **Consent Agenda Items**

- A. Payment of Bills
- B. Approval of Minutes
- C. Reclassification of Fire Department staff- Nick Brown – 2021.08.02.02

**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2021.08.02.02**

IN RE: Reclassification of Fire Department Personnel – Nick Brown

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

WHEREAS, this need is met through the periodic reclassification of Fire Department employees and volunteers; and,

WHEREAS, Chief Jeffrey A. Leaming requests the reclassification of Nick Brown from full-time Firefighter II/Paramedic to part-time Firefighter II/Paramedic, in accordance with the Table of Organization of the Sugarcreek Township Fire Department;

NOW THEREFORE, BE IT RESOLVED, that this Board of Trustees approve the reclassification of Nick Brown to the position of part-time Firefighter II/Paramedic.

- D. Appointment of Roads and Services Department Staff – Josh Darnell – 2021.08.02.03

**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2021.08.02.03**

IN RE: Appointment of Roads and Services Department Personnel
Josh Darnell

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

WHEREAS, Township Administrator Barry P. Tiffany is recommending the appointment of Josh Darnell to Full-Time Service Worker I; and,

WHEREAS, Mr. Barry P. Tiffany states the 2021 Budget has sufficient funds allocated for this appointment.

NOW THEREFORE, BE IT RESOLVED that Josh Darnell shall be appointed to the position of Full-time Service Worker I at the pay rate of \$16.75 per hour, payable on a bi-weekly basis conditional to obtaining a CDL class license within six (6) months of hire date.

BE IT FURTHER RESOLVED this appointment for Robert Jordan shall have an effective date of August 2, 2021, and is subject to a one (1) year probationary period ending August 2, 2022.

E. Appointment of BZA Member, Brandon Morris – 2021.08.02.04
SUGARCREEK TOWNSHIP
RESOLUTION NO. 2021.08.02.04

IN RE: Appointment of Board of Zoning Appeals Alternate Member Brandon Morris

WHEREAS, the Board of Zoning Appeals plays a pivotal role in the land-use decisions for Sugar creek Township; and,

WHEREAS, an open position exists and it is imperative that all positions on the Board of Zoning Appeals be filled with citizens who will make decisions that are in the best interest of Sugar creek Township; and,

WHEREAS, Brandon Morris has expressed his desire to serve on the Board of Zoning Appeals in an Alternate Member capacity,

NOW THEREFORE, BE IT RESOLVED, that Brandon Morris is hereby appointed to the Board of Zoning Appeals as an Alternate Member for a term beginning August 2, 2021, and expiring on August 1, 2026. (Said appointment made pursuant to Ohio Revised Code Section 519.13.)

F. Appointment of Fire Department Staff – Justin Althouse – 2021.08.02.05
SUGARCREEK TOWNSHIP
RESOLUTION NO. 2021.08.02.05

IN RE: Appointment of Fire Department Staff Justin Althouse

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

WHEREAS, vacancies exist within the classification of Paramedic only; and,

WHEREAS, Mr. Althouse has the necessary qualifications to serve in the capacity of Paramedic only for the Sugar creek 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 Justin Althouse shall be appointed to Paramedic Only within the Sugar creek Fire Department at the rate of \$16.20 per hour; and,

FURTHER BE IT RESOLVED, the above-mentioned appointment for Mr. Althouse will have an effective date of August 4, 2021 with a one (1) year probationary period ending on August 4, 2022.

G. Retirement of Fire Department Staff – Matthew Armstrong – 2021.08.02.06
SUGARCREEK TOWNSHIP
RESOLUTION NO. 2021.08.02.06

IN RE: Retirement of Firefighter II/Paramedic – Matthew Armstrong

WHEREAS, Matthew Armstrong has submitted his notice to retire from the Sugarcreek Township Fire Department effective August 13, 2021; and,

WHEREAS, Barry P. Tiffany, Township Administrator, has stated that Firefighter Armstrong began his employment with the Sugarcreek Township Fire Department on June 1st, 2020 and Mr. Tiffany recommends the Board of Trustees accept Mr. Armstrong’s notice of retirement,

NOW THEREFORE, BE IT RESOLVED, that this Board of Trustees officially accepts the notice of retirement of Matthew Armstrong with an effective date of August 1st, 2021. In addition, this Board of Trustees would like to commend Firefighter Matthew Armstrong for his years of public service and wish him the best during his retirement.

Mr. Cramer made a motion to approve the Consent agenda items, Mrs. Destefani seconded.

Roll was called with the vote being as follows:

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

10) **Discussion Agenda Items**

There was no discussion of agenda items.

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

12) **Trustee/Staff Discussions**

There were no discussions.

13) **Adjourn**

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

Roll was called with the vote being as follows:

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

Richard J Demko, Fiscal Officer