

**SUGARCREEK TOWNSHIP
BOARD OF ZONING COMMISSION
TUESDAY, JUNE 7th, 2022**

This regular meeting of the Sugar Creek Township Board of Zoning Commission was held on Tuesday, June 7th, 2022, at 7:00 p.m.

Ms. Moore called the meeting to order.

Everyone in attendance stood for the Pledge of Allegiance.

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

- Mr. Betz – Absent
- Mr. Baldino – Present
- Mrs. Hellmann – Present
- Ms. Moore – Present
- Mr. Schleich – Present
- Dr. Mathews – Present

Ms. Moore stated that the first item to address is election of officers but suggested that be considered after tonight's case. All agreed.

Mr. Baldino made a motion to open the public hearing for BZC01-2022, Mr. Schleich seconded. Upon call of the roll, the vote resulted in the following:

- Mr. Baldino – yes
- Mrs. Hellmann – yes
- Ms. Moore – yes
- Mr. Schleich – yes
- Dr. Mathews – yes

Ms. Moore asked Mrs. Tilford to provide her staff report.

Mrs. Tilford gave her staff report. BZC Case 01-2022: Applicant, Grand Communities, LLC, is requesting minor modifications to the approved Final Development Plan for the proposed Sugar Point subdivision. The subject property can be further identified by parcel number L32000100030029800 (part of), contains approximately 12.8 acres and is owned by Michael D. Spears, James P. Grodecki and Patrick F. Spears Successor Trustee. Approval of changes requested by the Zoning Commission to the landscaping plan, signage, elevations of the gallery buildings adjacent to Center Point, dumpster treatment and the requirement for EV charging units are under review.

Mrs. Tilford reviewed the approved landscaping plan versus the proposed. It appears much care was taken by the applicant to address the Zoning Commission's desire for an increased amount of landscaping. She reviewed the dumpster treatment proposed that meets the intent to cover the exposed concrete walls. She reviewed the two sign options proposed by the applicant, noting they both conform to our standards. She noted Staff and the developer do prefer the first option.

She reviewed the elevations of the gallery buildings facing Center Point. She noted an issue with horizontal rails creating a dangerous condition, so an alternative vertical rail is being proposed. She noted that the developer opted to add brick and updated the elevations to show the patio rail treatment as proposed now.

Mrs. Tilford noted that the intent was for the developer to provide three electric vehicle charging units but left it open to modification. They would like to do two. The developer has done research into the issue and is providing an in garage option.

Discussion on the signs ensued. The Zoning Commission discussed the base of the sign not being included in the sign area, noting an understanding of the current standard.

Mr. Baldino noted a concern that the sign would be elevated on a mound and not measured from the roadway elevation.

Mrs. Webb indicated that the 6' is measured from normal grade pursuant to the township's standard.

Mrs. Webb went over the two sign options incorporating the township's leaf from the logo. She discussed the rear elevations of the gallery buildings, reviewing the aluminum rail proposed and brick upgrades. She reviewed the changes to the landscaping plan, noting an emphasis on screening the Bellbrook properties. She reviewed the dumpster screen material, complimentary to the homes themselves.

Mrs. Webb stated with the ev charger, they are proposing one that provides two inputs (it is one base with two charging units that can be used at the same time). She would like to have this charger approved. Most of the homes have options for garages. Twenty units do not have garage options and would need to rely on a community charger. Less than 1% of Americans have electric vehicles so they feel the two provided charging points is sufficient.

Mrs. Hellmann asked about the future.

Mrs. Webb indicated that the electric is upgraded if more chargers would need to be added by the HOA in the future. The cost burden to the HOA also was part of their discussion.

Ms. Moore asked if it would be easy to piggyback in the future.

Mrs. Webb noted that this one chosen can be metered in the future and they could run conduit so another can be added in the future.

The Zoning Commission was satisfied with the one unit with two inputs and conduit run for future expansion by the HOA, after discussion.

The Zoning Commission noted a consensus on elevation approval, noting the vast improvement over what Mrs. Hellmann saw being constructed in another community.

Ms. Moore asked for discussion on the dumpster treatment. The consensus was approval.

Ms. Moore asked for any additional discussion.

There being none, Mrs. Hellman made a motion to approve BZC01-2022 with the caveat that an ev charger with two inputs will be installed and conduit run with a notched curb to notate location of the conduit, which was seconded by Mr. Schleich.

Upon call of the roll, the vote resulted in the following:

Mr. Baldino – no
 Mrs. Hellmann – yes
 Ms. Moore – yes
 Mr. Schleich – yes
 Dr. Mathews– yes

Mrs. Webb indicated an excitement about this project and the plan changes that were a product of coordination and cooperation with the township.

Dr Mathews noted a modification would be needed to page 6 of the December minutes as he was noted as voting but he wasn't seated.

Mrs. Tilford stated she will fix that issue.

Mr. Badino made a motion to approve the December 7, 2021 Minutes, which was seconded by Mrs. Hellmann. Upon call of the roll, the vote resulted in the following:

Mr. Baldino – yes
 Mrs. Hellmann – yes
 Ms. Moore – yes
 Mr. Schleich – yes
 Dr. Mathews– abstain

Ms. Moore noted the need to elect officers.

Mr. Baldino made a motion to appoint Denise Moore as Chairperson for 2022, which was seconded by Mrs. Hellmann. Upon call of the roll, the vote resulted in the following:

Mr. Baldino – yes
 Mrs. Hellmann – yes
 Ms. Moore – yes
 Mr. Schleich – yes
 Dr. Mathews– yes

Ms. Moore asked Mr. Baldino if he had an interest in serving as Vice-Chairperson. He indicated he would prefer to be an advisor.

Mrs. Hellmann, after being asked, indicated that she would serve as Vice-Chairperson, if no one else had a desire to serve.

Mr. Baldino made a motion to appoint Mrs. Hellmann to the position of Vice-Chairperson for 2022, which was seconded by Mr. Schleich. Upon call of the roll, the vote resulted in the following:

Mr. Baldino – yes
Mrs. Hellmann – yes
Ms. Moore – yes
Mr. Schleich – yes
Dr. Mathews– yes

Mrs. Tilford provided an update on the Oberer lawsuit noting that the case was dismissed. The issue of the non-annexation agreement may be litigated still. The court left that open.

Mrs. Tilford noted that we should be able to begin work on our Long Range Land Use Plan Update now.

Mr. Schleich noted a concern with the Brown Road Wilmington Pike light.

Mrs. Hellmann noted a concern with trees removed at Waterford and a concern with the right-in, right-out only.

Mrs. Tilford noted that there will be a need for a meeting next month, noting a text amendment dealing with fences in front yards on corner lots.

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

Mr. Baldino – yes
Mrs. Hellmann – yes
Ms. Moore – yes
Mr. Schleich – yes
Dr. Mathews– yes