

**The Board of Trustees of Sugarcreek Township, Greene County, Ohio, in Regular Session
on December 4, 2023, at 7:00PM.**

1) Mrs. Destefani called the session to order.

2) **Mr. Demko called the roll with the board members**, Mr. Moeller, Mrs. Destefani, Mr. Cramer in attendance. Many Citizens were also in attendance.

3) **All in attendance stood for the Pledge of Allegiance.**

4) Public Hearing

Mrs. Destefani made a motion to formally open the public hearing. Mr. Cramer seconded.

Mr. Cramer - Yes

Mr. Moeller - Yes

Mrs. Destefani - Yes

Mrs. Tilford presented the Staff Report.

ZC Case 03-2023 - Applicant, Doyle Huges Development, LLC, is requesting a Map Amendment from R-1A (Suburban Residential-Low) District to PUD-R (Residential Planned Unit Development) District and Preliminary Development Plan Approval for a residential subdivision containing 80 lots.

Mrs. Destefani asked if anyone wished to speak on behalf of the applicant.

Neil Huges, with Huges Development.

Mr. Huges mentioned his work with his team through the years.

Mr. Huges discussed the development projects ideas.

Mr. Huges mentioned the discussion from the Park District involving a uniquely reconstructed wetland.

Rosemarie Driver, 15451 Clear Brook Dr.

Ms. Driver voiced her concerns about the Development plans.

Jimmy Ebel, 990 Paxon Dr.

Mr. Ebel stated his concerns with increase in traffic.

Liz White, 2150 Stewart Rd.

Ms. White mentioned the concern regarding the density that would occur in this project.

James Stephenson, 1348 Soaring Heights Dr.

Mr. Stephenson voiced his concerns about the community's increased cost of living and taxes.

Jeff Ingram, 665 Carpenter Rd.

Mr. Ingram asked if there was an easement where the no cut zone on the edge of the development is.

Mr. Ingram voiced his concerns about the roads and accessibility.

Kim Ebel, 990 Paxon Dr.

Mrs. Ebel discussed her concerns in opposition to the development plans.

Ryan Batchelor, 738 Carpenter Rd.

Mr. Batchelor voiced his concerns in opposition to the development plans.

Pamela Cottrell, 1051 Paxon Dr.

Ms. Cottrell voiced her concerns in opposition to the development plans.

Ms. Cottrell discussed her concerns with the traffic study.

Elizabeth Batchelor, 738 Carpenter Rd.

Mrs. Batchelor voiced the concerns in the development plans.

Mrs. Batchelor asked if there are sidewalks and about additional parking in the community.

Dominic Clementz, 3821 Coffeat Ct.

Mr. Clementz stated his concerns about the safety that will be impacted due to development plans.

Dan Wiley, 750 Carpenter Rd.

Mr. Wiley stated his concerns about the potential increase in traffic.

Nadine Daugherty, 2436 Wildwood.

Mrs. Daugherty voiced her concerns regarding new development.

Terri Blanken, 723 Shepherd Rd.

Mrs. Blanken voiced her concerns in opposition to the Development plans.

Athena Haus, 3210 Upper Bellbrook.

Miss. Haus stated her concerns about possible traffic concerns.

Brian Thomeczek 3750 Glory Drive.

Mr. Thomeczek asked a lot- sizing question for the developer.

Mr. Thomeczek stated his concerns regarding the development plan.

Tom Nicholson, 585 Carpenter Rd.

Mr. Nicholson stated his concerns in opposition to the Development plans.

Mr. Nicholson discussed the concerns of the traffic study results.

Mike Link, 1407 Country Wood Dr.

Mr. Link voiced his concerns in opposition to the development plans.

Julie Kammer, 6415 Possum Run.

Miss. Kammer stated her concerns of the possible safety issues.

Mrs. Destefani asked if anyone wished offer to neutral comments.

Doug Cozad, 1864 N. Church Dr.

Mr. Cozad stated the school's enrollment figures throughout the last 6 years have been lower.

Mr. Cozad mentioned the meeting with the developers and staff on new ideas to improve the school.

Mr. Cozad confirmed that the numbers reflect the student count is steady and are not as high as reports anticipated.

Mr. Cozad stated the numbers from the reports do not require the action of adding additional classrooms to compensate for new development.

Stephanie Goff, 615 Dayton Rd.

Ms. Goff stated her role during this meeting to clarify she is not in the role of making zoning decisions.

Ms. Goff clarified her role during this time is county engineer.

Ms. Goff stated if the project should continue, the county's role would be overseeing the construction during the development, overseeing plan reviews, development approvals and other areas.

Ms. Goff mentioned the developers are not required to complete the traffic impact studies as part of the zoning requirements.

Ms. Goff addressed the questions involving the 675/ Wilmington Pike project.

Mrs. Destefani asked if R1A zoning is picked, does the option of asking the developer to install signals to turn and other requirements still apply.

Ms. Goff clarified that is not the case and discussed the requirements.

Ms. Goff stated that they meet with law enforcement quarterly to address issues across the county if needed, as well as safety studies.

Mrs. Destefani asked if anyone wished to speak neutral, for or against to the proposed zoning change.

Mrs. Destefani asked if the applicant had any final comments.

Doyle Huges, Development, LLC.

Mr. Huges addressed the integrity of their business.

Neil Huges, Development, LLC

Mr. Huges addressed school safety in extending the sidewalk to allow students safely enter the school.

Mr. Moeller asked if there will be parking for the park.

Mr. Huges addressed they are not at the decision portion yet with the park district.

Mr. Huges summarized a PUD and R1A plan.

Mrs. Tilford addressed the question pertaining to the no cut zone and who is responsible for reinforcing that.

Mrs. Tilford stated throughout the PUD process the Township is responsible as a second layer of enforcement over the HOA.

Mr. Tiffany addressed the concerns of Carpenter Rd.

Mrs. Destefani called the session to order at 7:17pm.

Mr. Demko called the roll with the board members, Mr. Moeller, Mrs. Destefani, Mr. Cramer. Also in attendance, Barry Tiffany, Cara Tilford.

Trustee/ Staff Discussion

Mr. Moeller discussed the history and the increased number of residents in the past couple of decades to what Sugarcreek is today.

Mr. Moeller mentioned that the board will take everything spoken about tonight into consideration.

Mrs. Destefani acknowledged the impact this development would have on Sugarcreek Township.

Mr. Cramer suggested looking at the development before making a final decision.

Mr. Cramer proposed to table the decision till the next meeting. Mrs. Destefani seconded.

Mr. Moeller - Yes

Mr. Cramer - Yes

Mrs. Destefani - Yes

Mrs. Destefani called a five-minute break.

Mrs. Destefani called the meeting to order at 7:30pm.

5) Reports

Administration

Mr. Tiffany had nothing to add.

Zoning

Mrs. Tilford had nothing to add.

Mrs. Destefani asked what Compass point planning is.

Mrs. Tilford addressed the question stating it is a planning consultant.

Fiscal Officer

Mr. Demko addressed the Public safety building should be paid off by this upcoming Friday.

Mr. Demko stated the temporary appropriations will be approved at the next Trustee meeting.

Mr. Demko mentioned the replacement for Linda Flieman.

Fire

Nothing to add.

Police

Trustees mentioned the new tasers for the police station.

Mrs. Tilford addressed the donation of the old tasers to Gratis Township.

Roads and Services

Nothing to add.

Mr. Moeller acknowledged the improvement down on south and Middle Run Rd with the clearing out of the trees.

Information Technology

Mrs. Tilford had nothing to add.

Trustees

Mr. Moeller mentioned the zoning training the trustees attend.

Mrs. Destefani stated her attendance at the Fairborn for the dedication of their new Veteran's Memorial.

Mr. Cramer discussed the retirement of Dale Berry.

Mr. Cramer mentioned the Greene county Association Holiday Party.

6) Public Comments

None.

7) Old Business

None.

8) Consent Agenda Items

A. Payment of Bills

B. Minutes

C. Annual Re-organization and Appointments – 2023.12.04.02

SUGARCREEK TOWNSHIP RESOLUTION NO. 2023.12.04.01

IN RE: ZC Case 03-2023: Request for a Map Amendment from R-1A (Suburban Residential-Low) District to PUD-R (Residential Planned Unit Development) District and Preliminary Development Plan Approval for a Residential Subdivision Containing 80 lots.

WHEREAS, a public hearing was held by the Sugarcreek Township Zoning Commission on Tuesday, October 3, 2023 at 7:00 p.m. and continued on Wednesday, November 8, 2023 at 7:00 p.m. on the following application:

WHEREAS, Applicant, Doyle Huges Development, LLC, is requesting a Map Amendment from R-1A (Suburban Residential-Low) District to PUD-R (Residential Planned Unit Development) District and Preliminary Development Plan Approval for a residential subdivision containing 80 lots;

WHEREAS, the subject property is 3634 Feedwire Road, can be further identified by parcel number L320000100130000300, and contains 58.2810 acres; and

WHEREAS, after the conclusion of the hearing the Zoning Commission deliberated on the above application and passed a motion to recommend **approval** of the Map Amendment and **approval** of the 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. Emergency access to the school site shall be grass covered base with details to be worked out at the Final Development Plan stage.
3. A traffic impact study will be required, to be scoped and approved by the GCEO. Any improvements deemed necessary will be the responsibility of the developer to install.
4. Final design shall be subject to approval of the Greene County Department of Sanitary Engineering.
5. 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.
6. Final design shall be subject to approval of Sugarcreek Township Fire Department.
7. A 50' principal structure rear yard building setback will be required on lots 61-64 adjacent to the Middle School site.
8. The use of vinyl and/or aluminum siding shall be prohibited. First floor brick/stone wraps and side entry garages will be required for all homes constructed within this development.
9. Sheds, privacy fences and above ground pools shall not be permitted to be constructed within the development.
10. The applicant shall revise the plan to increase the size of lot 15 to a minimum of 19,445 SF.
11. Home sizes, as proposed by the developer (2000 for a ranch and 2400 SF for a two-story), 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.

12. The same home plan will not be permitted to be constructed side by side.
13. The final development plan shall reflect construction of the multi-use path outside of the public right-of-way adjacent to Feedwire with maintenance to be provided by the HOA. Additionally, this path should be extended to connect within existing right-of-way to Deerfield Estates (tapering down to sidewalk width) and to the Middle School campus.
14. Offsite improvements, as negotiated with the school district, shall be depicted on the Final Development Plan submitted for approval. Copies of any agreements with the School District shall also be provided.
15. Copies of any agreements (park maintenance, etc.) with the Park District shall be provided.
16. No trees shall be permitted to be removed from the identified no cut zone except that the removal of invasive species, dead vegetation, etc. shall be coordinated with the Zoning Compliance Officer with a requirement for replanting as necessary to ensure an adequate buffer.
17. Installation of street signs shall be the responsibility of the developer.
18. The Final Development Plan submitted for approval shall include a delineation of the cemetery site based on an investigation of the site by the developer (grave sites and boundaries). Maintenance of the cemetery site shall be the responsibility of the HOA.
19. The mounding shown on the plan (all mounding) shall undulate (add character).
20. The hiker biker trail and connection to Deerfield/BMS shall be installed at the beginning of the development (to be completed prior to the issuance of the fifth Zoning Certificate) and shall be undulating.
21. The not cut zone shall be depicted on the landscaping plan submitted for approval at Final Development Plan stage. The depth of the no cut zone shall accurately represent the extent of existing vegetation to be maintained (and may be greater than 20').
22. All homes backing up to Feedwire Road will be single-story ranch homes.
23. Lot count must be reduced to a maximum of 80 lots.
24. Impact of the development on Carpenter Road (Glory to Stutsman) will be included as part of the Traffic Impact Study.
25. The developer shall identify homes in Deerfield Estates adjacent to the development site with a view of it and work with owners on tree preservation/planting plans with details to be provided at the Final Development Plan stage.

WHEREAS, the Sugarcreek Township Board of Trustees held a Public Hearing on Monday, December 4, 2023, 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 to approve the 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. Emergency access to the school site shall be grass covered base with details to be worked out at the Final Development Plan stage.
3. A traffic impact study will be required, to be scoped and approved by the GCEO. Any improvements deemed necessary will be the responsibility of the developer to install.

4. Final design shall be subject to approval of the Greene County Department of Sanitary Engineering.
5. 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.
6. Final design shall be subject to approval of Sugarcreek Township Fire Department.
7. A 50' principal structure rear yard building setback will be required on lots 57-60 adjacent to the Middle School site.
8. The use of vinyl and/or aluminum siding shall be prohibited. First floor brick/stone wraps and side entry garages will be required for all homes constructed within this development. There shall be a minimum of 27' between any two homes.
9. Sheds, privacy fences and above ground pools shall not be permitted to be constructed within the development.
10. The applicant shall revise the plan to increase the size of lots 13 and 14 to a minimum of 19,445 SF.
11. Home sizes, as proposed by the developer (2000 for a ranch and 2400 SF for a two-story), 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.
12. The same home plan will not be permitted to be constructed side by side.
13. The final development plan shall reflect construction of the multi-use path outside of the public right-of-way adjacent to Feedwire with maintenance to be provided by the HOA. Additionally, this path should be extended to connect within existing right-of-way to Deerfield Estates (tapering down to sidewalk width) and to the Middle School campus.
14. Offsite improvements, as negotiated with the school district, shall be depicted on the Final Development Plan submitted for approval. Copies of any agreements with the School District shall also be provided.
15. Copies of any agreements (park maintenance, etc.) with the Park District shall be provided.
16. No trees shall be permitted to be removed from the identified no cut zone except that the removal of invasive species, dead vegetation, etc. shall be coordinated with the Zoning Compliance Officer with a requirement for replanting as necessary to ensure an adequate buffer.
17. Installation of street signs shall be the responsibility of the developer.
18. The Final Development Plan submitted for approval shall include a delineation of the cemetery site based on an investigation of the site by the developer (grave sites and boundaries). Maintenance of the cemetery site shall be the responsibility of the HOA.
19. The mounding and hiker biker trail shown on the plan shall undulate (add character).
20. The hiker biker trail and connection to Deerfield/BMS shall be installed at the beginning of the development (to be completed prior to the issuance of the fifth Zoning Certificate) and shall be undulating.
21. The not cut zone shall be depicted on the landscaping plan submitted for approval at Final Development Plan stage. The depth of the no cut zone shall accurately represent the extent of existing vegetation to be maintained (and may be greater than 20').
22. All homes backing up to Feedwire Road will be single-story ranch homes.
23. Impact of the development on Carpenter Road (Glory to Stutsman) will be included as part of the Traffic Impact Study.

24. The developer shall identify homes in Deerfield Estates adjacent to the development site with a view of it and work with owners on tree preservation/planting plans with details to be provided at the Final Development Plan stage.

D. Appointment of Administrative Staff – Bergen Eppers– 2023.12.04.03

**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2023.12.04.03**

IN RE: Appoint Assistant Fiscal Officer in Training – Bergen Eppers

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

WHEREAS, a vacancy within the position of Assistant Fiscal Officer will be opening in March; and,

WHEREAS, it was determined that Bergen Eppers met or exceeded all requirements,

NOW THEREFORE, BE IT RESOLVED, that this Board of Trustees appoints Bergen Eppers to the position of Assistant Fiscal Officer in Training at the entry level rate of \$20.00 per hour,

FURTHER BE IT FURTHER RESOLVED, that Ms. Eppers' employment shall have an effective date of December 4th, 2023, and is subject to a one (1) year probationary period ending December 4th, 2024.

E. Appointment of Fire Department Staff – Maggi Stormer– 2023.12.04.04

**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2023.12.04.04**

IN RE: Appointment of Fire Department Staff
Maggi Stormer

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 Paramedic; and,

WHEREAS, Maggi Stormer has the necessary qualifications to serve in that capacity for the Sugarcreek Township Fire Department; and,

WHEREAS, funds are available for this purpose within the Fire Department's 2023 Operating Budget.

NOW, THEREFORE, BE IT RESOLVED, that Maggi Stormer shall be appointed to Part-time Paramedic within the Sugarcreek Fire Department at the rate of \$17.69 per hour; and,

FURTHER BE IT RESOLVED, the above-mentioned appointment for Maggi Stormer will have an effective date of November 28, 2023 with a one (1) year probationary period ending on November 28, 2024.

F. Authorizing the Roads and Service Director to act as signatory for the Purchase of Road Department Truck – 2023.12.04.05

**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2023.12.04.05**

IN RE: Authorizing the Roads and Service Director, Dale Owens to act as signatory for the Purchase of Road Department Truck

WHEREAS, a well-equipped fleet of vehicles is necessary for the preservation of roads and safe travel within Sugarcreek Township; and

WHEREAS, Lebanon Ford has a 2023 Ford F250 in stock that meet the needs and specifications desired to provide adequate service for the department.

NOW, THEREFORE BE IT RESOLVED, that this Board of Trustees of Sugarcreek Township, Ohio, does hereby authorize Dale Owens to act as signatory for the purchase of a 2023 Ford F250, VIN number 1FT7W2BAXPEE12485, from Lebanon Ford at a cost not to exceed \$52,535.00.

G. Authorizing the Township Administrator to Enter into Agreements for the Purchase of two 2023 Ford Explorer Police Interceptors for the Police Department – 2023.12.04.06

**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2023.12.04.06**

IN RE: Authorizing the Township Administrator to Enter into Agreements for the Purchase of two 2023 Ford Explorer Police Interceptors for the Police Department

WHEREAS, a well-equipped Police Department fleet is necessary for the safety of Police Department Staff in Sugarcreek Township; and

WHEREAS, Police Chief Mike Brown, has determined it to be in the best interest of the Department to purchase two 2023 Ford Explorer Police interceptors for the Sugarcreek Township Police Department; and

WHEREAS, Police Chief Brown has received a quote from Lebanon Ford, a copy of which is attached hereto; and,

WHEREAS, Township Administrator, Barry Tiffany has reviewed Chief Brown's request and supports the purchase with a recommendation to this Board of Trustees to approve.

NOW, THEREFORE BE IT RESOLVED, that this Board of Trustees of Sugarcreek Township, Ohio, does hereby approve the purchase, two Ford Explorer Police Interceptors, VIN number 1FM5K8AC4PGB99350 and VIN number 1FM5K8AC0PGB98485 at a cost of \$47,012.00 each, to be financed as a lease purchase and authorizing the Township Administrator to act as signatory for the purchase and financing.

H. Authorizing the Township Administrator to Enter into Agreements for the Purchase of a 2023 Ford Explorer Police Interceptor for the Fire Department – 2023.12.04.07

**SUGARCREEK TOWNSHIP
RESOLUTION NO. 2023.12.04.07**

IN RE: Authorizing the Purchase of a 2023 Ford Explorer Police Interceptor for the Fire Department

WHEREAS, a well-equipped Fire Department fleet is necessary for the safety of Fire Department Staff in Sugarcreek Township; and

WHEREAS, Fire Chief Doug Buffenbarger has determined it to be in the best interest of the Department to purchase a 2023 Ford Explorer for the Sugarcreek Township Fire Department; and

WHEREAS, Fire Chief Buffenbarger has received a quote from Lebanon Ford, a copy of which is attached hereto; and,

WHEREAS, Township Administrator, Barry Tiffany has reviewed Chief Buffenbarger's request and supports the purchase with a recommendation to this Board of Trustees to approve.

NOW, THEREFORE BE IT RESOLVED, that this Board of Trustees of Sugarcreek Township, Ohio, does hereby approve the purchase of a Ford Explorer Police Interceptor, VIN number 1FM5K8AC4PGB98440 at a cost of \$47,012.00, to be financed as a lease purchase and authorizing the Township Administrator to act as signatory for the purchase and financing.

Mr. Cramer made a motion to accept all consent agenda items. Mrs. Destefani seconded.

Mr. Moeller - Yes

Mr. Cramer - Yes

Mrs. Destefani - Yes

11) Discussion Agenda Items

12) Public Comments

Donna Helmann, 3981 Windy Bluff CT.

Mrs. Hellmann addressed the common area honeysuckle infestation and looking into the removal with the grant that can be obtained.

13) Trustee/ Staff Discussion

None.

14) Adjourn

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

Mr. Moeller - Yes

Mr. Cramer - Yes

Mrs. Destefani - Yes