

**SUGARCREEK TOWNSHIP
BOARD OF ZONING COMMISSION
TUESDAY, JUNE 4, 2024**

This regular meeting of the Sugarcreek Township Board of Zoning Commission was held on Tuesday, June 4, 2024, at 7:00 p.m.

Denise Moore called the session to order. Everyone in attendance stood for the Pledge of Allegiance.

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

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

Election of Officers –

Mr. Betz nominated Ms. Moore for Chairman. Mr. Baldino seconded.

Mr. Betz – Yes
Mr. Baldino – Yes
Mrs. Hellmann – Yes
Mr. Schleich – Yes
Ms. Moore – Yes

Mr. Betz nominated Mrs. Hellman for Vice Chair. Ms. Moore seconded.

Mr. Betz – Yes
Mrs. Hellmann – Yes
Ms. Moore – Yes
Mr. Baldino – Yes
Mr. Schleich – Yes

Mrs. Tilford, being duly sworn, provided the Staff Report for BZC Case 01-2024. Applicants, Cullen and Gwenevier Demarest, are requesting a map amendment to the Sugarcreek Township Zoning Resolution to rezone 1.2273 acres from A-1 (Agricultural) District to B-2 PUD (Business Planned Unit Development) District. The subject parcel is 3424 Upper Bellbrook Road, can be further identified by parcel number L32000200160001800 and is owned by Cullen and Gwenevier Demarest. The applicant is also requesting preliminary development plan approval under Article 5 of the Sugarcreek Township Zoning Resolution for approval of the preliminary plan for a proposed coffee shop.

Mrs. Hellmann made a motion to open the BZC Case 01-2024.

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

Ms. Moore - Yes
Mrs. Hellmann - Yes
Mrs. Mueller - Yes
Mr. Beldino - Yes
Mr. Schleich - Yes

Ms. Moore asked if anyone had questions for Mrs. Tilford.

Mr. Betz inquired about how the sidewalks will connect the coffee shop to the Veterans Memorial.

Mrs. Tilford noted that the sidewalk crosses South Alpha to connect the coffee shop to the Veterans Memorial site, as shown on the plan.

Ms. Moore recognized the project developer, Mrs. Demarest, and invited her to present or discuss the coffee shop project.

Mrs. Demarest noted that she and her husband own the property under discussion, and they aim to preserve its natural and historical charm while opening it up for community enjoyment. They are focused on maintaining existing trees and have chosen mobile orders over a drive-through to avoid extensive asphalt paving. Mrs. Demarest further noted they proposed moving the sidewalk to their property to avoid a large culvert near the road and are willing to maintain it themselves.

Ms. Moore asked if anyone had any questions for Mrs. Demarest.

Mrs. Hellman inquired as to who would be running the coffee shop since both owners are attorneys.

Mrs. Demarest answered that she and her husband plan to run the coffee shop alongside their legal practice. Mrs. Demarest further noted that they will hire an experienced individual passionate about the coffee industry to manage daily operations.

Mrs. Hellmann inquired about the hours of operation.

Mrs. Demarest answered that they plan to operate six days a week, with hours generally from 6am to 7pm, and may adjust hours for community events such as football games.

Mrs. Hellmann inquired about outdoor seating and what would the indoor seating capacity be.

Mrs. Demarest answered that they plan to develop a garden-like patio space for outdoor seating and anticipate 25 tables for indoor seating with a few private rooms to rent for meetings or small gatherings.

Mr. Baldino inquired if food would be served at the coffee shop.

Mrs. Demarest answered that they will not have a full kitchen due to regulations and space constraints, but plan to partner with a baker to provide fresh-baked goods daily.

Ms. Moore inquired about the square footage of the building.

Mrs. Tilford answered that it is about 1200 square feet.

Mr. Baldino inquired if Mr. and Mrs. Demarest were in discussions with the church next to the property about the easement.

Mrs. Demarest answered that they have not spoken with the church about the easement.

Mr. Betz inquired why Mr. and Mrs. Demarest prefer the sidewalk to be on their property at the top of the hill versus at the bottom of the hill on the right of way.

Mrs. Demarest explained that the cost of repairing the culvert that runs along the right of way would be excessive.

Ms. Moore asked if anyone is in attendance to speak in favor of the coffee shop.

Hearing none, Mrs. Moore asked if anyone wished to speak in opposition of the coffee shop.

Mark Pupo voiced his concern about the potential increase in traffic the coffee shop would bring to the already busy area.

Mrs. Tilford noted that a turn lane analysis will be added to the traffic study which should help ensure that all potential traffic impacts at this location are thoroughly evaluated.

Bradley Pupo voiced his concern about the increase in traffic and the possibility of drivers using the coffee shop parking lot as a cut-through to avoid the stop signs.

Mrs. Moore asked if anyone wished to speak neutrally on the application.

None.

Ms. Moore inquired when the turn lane analysis will be completed.

Mrs. Tilford anticipates they will move quickly on the turn lane analysis, and it will be completed before the final development plan stage.

Ms. Moore asked Mrs. Tilford for clarification on the preliminary development plan stage.

Mrs. Tilford answered that the preliminary development plan stage is where we indicate our approval of the zoning change and basic layout, and conditions are set for the developer. The property owner will then gather more information and details, such as turn lane analysis and tree assessments, before returning with a more detailed final development plan for approval.

Hearing no other comments, Mr. Betz made a motion to close the public portion of this application, Mr. Schleich seconded.

Mr. Betz - Yes
Mr. Schleich - Yes
Mr. Baldino - Yes
Ms. Moore - Yes
Mrs. Hellmann - Yes

Mr. Betz noted the proposal aligns well with the comprehensive plan for the Feedwire and Upper Bellbrook intersection.

Ms. Moore expressed her desire to save the tree, if possible, with most of the zoning commission agreeing.

Mrs. Hellmann inquired about sacrificing parking spots at the back of the schoolhouse and relocating them to another area and why is the property curb and walk area located where it is.

Mrs. Demarest answered the intention for the back was to create a main seating/patio space under the wooded area, avoiding excessive asphalt. Mrs. Demarest indicated that the map may be misleading, and the area is a lot smaller.

Mr. Baldino inquired about the location of the septic tank.

Mrs. Demarest indicated they are looking into moving the septic tank and discussions with the health department are ongoing to determine the necessary regulations and tank specifications.

Mrs. Hellman began the discussion on limitation of uses for future reuse of the property. Mrs. Hellmann noted that certain uses like auto repair, institutional housing, animal services like clinics and kennels, taverns, vape shops, tattoo parlors, and liquor stores should be excluded.

Mr. Baldino made a motion to approve Case BZC 01-2024 for the map amendment and preliminary development plan with the eleven conditions. Mrs. Hellmann seconded.

Mr. Baldino - Yes
Mrs. Hellman - Yes
Mr. Betz - Yes
Ms. Moore - Yes
Mr. Schleich - Yes

Approval of Minutes – November 8, 2023

Ms. Moore would entertain a motion to accept the minutes with the following corrections.

- 1) The file name on page 1 should be BZC not BCA.
- 2) On page 4 the word discussion is misspelled.
- 3) On page 4 the two words before relative need to be removed.

Mr. Baldino made a motion to accept the minutes. Mrs. Hellman seconded.

Mr. Baldino – Yes
Mrs. Hellmann – Yes
Mr. Betz – Abstain
Ms. Moore – Yes
Mr. Schleich – Yes

New Business

Mrs. Tilford noted the final development plan for Feedwire Farm will be ready in the next month or two and the developer has submitted a traffic study to the engineer's office.

Mrs. Tilford anticipates a rezoning filing on another site, transitioning from A-1 to commercial use. Details are forthcoming, likely in the next month or two.

Mrs. Tilford noted the engineer's office is exploring a roundabout at the Centerville-Wilmington-Dayton intersection.

Mrs. Tilford noted the alternatives evaluation for the 675 Wilmington Pike project is ongoing, but funding is a major hurdle.

Old Business – Long Range Land Use Plan Update

Mrs. Tilford reported that progress has been made on the Long Range Land Use Plan and she has received a full draft from the consultants, addressing comments and questions internally. Mrs. Tilford further noted that she would like to schedule a meeting with the committee to clarify some issues with the consultant.

Mr. Betz made a motion to adjourn. Mr. Baldino seconded. All were in favor.