

**SUGARCREEK TOWNSHIP  
BOARD OF ZONING COMMISSION  
TUESDAY, AUGUST 6, 2024**

This regular meeting of the Sugarcreek Township Board of Zoning Commission was held on Tuesday, September 3, 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. Baldino - Present  
Mrs. Hellmann - Present  
Ms. Moore - Present  
Mr. Schleich - Present  
Mr. - Betz - Present

Ms. Moore asked for a motion to open ZC Case 03-2024.

Mrs. Hellmann made a motion to open ZC Case 03-2024. Mr. Betz seconded. All were in favor.

Mrs. Tilford, being duly sworn, provided the Staff Report for BZC Case 03-2024. Applicant, Feedwire Farm JV, LLC, is requesting final development plan approval under Article 5 of the Sugarcreek Township Zoning Resolution for the proposed Feedwire Farm subdivision. The subject property is 3634 Feedwire Road, can be further identified by parcel numbers L32000100130000300 and L32000100130053800, contains approximately 58.2 acres and is owned by Feedwire Farm JV, LLC (39.932 acres) and RJ Real Estate Properties, LLC (18.349 acres). The subject property is located in the PUD-R (Residential Planned Unit Development) District.

Ms. Moore asked if the zoning commission had any questions regarding Mrs. Tilford's staff report.

Mr. Baldino noted that developments like this one often lack adequate space for additional structures. He feels it should be clear that no additional structures are permitted.

Mr. Schleich mentioned storage may be needed for outdoor equipment or small structures to conceal pool pumps or pipes.

Mrs. Tilford pointed out that many homeowners will want to add patios or pergolas.

Ms. Moore noted that the declaration calls for an architectural review committee who can enforce rules to ensure consistency.

Neil Hughes, who is associated with the developer introduced himself and explained that the design review process is strict, requiring all plans to pass through the HOA first. Clear architectural standards and site plans are set to prevent inappropriate designs. These guidelines are tied to each property's title, reducing variance requests.

Mr. Baldino still feels that adding more structures on small lots is ill-advised.

Mr. Tiffany suggested limiting enclosed structures, allowing things like pergolas while preventing sheds.

Mrs. Tilford noted that it needs to be very clear about allowing or not allowing patio covers or unenclosed wooden structures since they are not sheds, privacy fences, or above ground pools. Decks, being considered additions, are fine.

Mr. Schleich noted that it appears that the traffic study was conducted over a 48-hour period. He feels that some of the ratings are off, noting Carpenter Road got all A's and asked if residents were interviewed.

Mr. Puthoff with Choice One Engineering introduced himself and explained that traffic studies follow the Uniform Traffic Code, which outlines how and when studies are done, and they do not usually involve interviews.

Mrs. Tilford explained that the county engineer's office reviewed the data and made adjustments. Carpenter Road was included in the study because the developer agreed to add it based on concerns from the last meeting even though it was not required by the county.

Mr. Schleich pointed out that people avoid Carpenter Road because it's dangerous. He feels that is why the numbers are low and the study is not a true representation of the traffic on Carpenter.

Mr. Betz asked if the five-lane section was part of the right-of-way.

Mrs. Tilford answered that yes, it is part of the right-of-way, which has been dedicated for potential widening, but that would be a county project, not a requirement of this development. She also noted that the study suggested the school district should plan traffic mitigation at the school's entrance, but that does not guarantee action. However, the developer is fulfilling all obligations from the study. It's unlikely the engineer will reject key elements like the turn lane or the five-lane dedication.

Mrs. Hellmann asked where the crosswalks would be located on the roundabout.

Mr. Puthoff answered that the pedestrian islands are typically located at each spur of the roundabout. The median provides a waiting area for pedestrians before crossing the next lane. They can cross one lane at a time, pausing at the islands if needed.

Ms. Moore recognized the project developer, Neil Hughes, and invited him to present the Feedwire Farm project.

Mr. Hughes expressed his excitement about the project and the innovative things they are doing with the park district and school. The existing wetlands will be preserved and expanded into an outdoor classroom for the middle school. A walking trail will connect to the wetlands and will be landscaped with native flora and fauna for educational purposes. Instead of a typical detention pond, there will be two overflows – one feeding into the wetlands to filter water before reaching the creek, and another higher-level overflow for excess water. The developers are working with the school district to install lighting and a paved sidewalk from Feedwire to the school.

Mrs. Hellman asked how the installation of fiber optic lines will be handled.

Mr. Hughes explained that while they have no control over utility installation, they work closely with utility companies to coordinate them during construction.

Mr. Betz asked about the proposed sign.

Mr. Hughes explained that he prefers to use berming and landscaping as a natural, permanent view at the entrances with signs limited in size and maintenance. Using stone or long-term materials.

Mrs. Hellmann suggested eliminating the entrance sign all together once the development was completed.

Mr. Baldino felt underwhelmed by the proposed sign and suggested modeling the sign after Redwood's sign.

Mr. Hughes agreed to come back with additional designs for the sign.

Mrs. Tilford noted that the applicant shall come back with options for the subdivision signage pursuant to the minor modification process.

Ms. Moore recommended that a provision about when trash cans can be placed outside and requiring them to be removed and stored out of sight within a certain timeframe.

Mr. Hughes agreed and noted that once the neighborhood is established and the pick-up schedule is known, this can be enforced.

Mr. Tiffany mentioned the replacement of trees removed from the western property line and suggested planting replacement trees in nearby open spaces or parks to avoid overplanting.

Mrs. Tilford noted that the zoning language could be updated to specify the replanting in open spaces is acceptable, with input from the zoning compliance officer.

Ms. Moore asked if anyone wished to speak in favor of the application.

None.

Ms. Moore asked if anyone wished to speak in opposition to the application.

None.

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

Don Tate introduced himself and mentioned that his family owned the land from the 1830s until 2010-2011. He noted several observations: noise from pool pumps in close housing could be an issue, and sidewalks in developments are too narrow for people to pass comfortably. Additionally, traffic designs, especially turn lanes and curb radius, often feel substandard. Lastly, Mr. Tate was curious how the sewer system was approved after previously being denied for capacity.

Mrs. Tilford noted that the county has confirmed there is sufficient capacity in the sewer system.

Mark Black introduced himself and mentioned he owns 10 acres next to Mr. Tate. Mr. Black requested that the remains of his family member, currently buried in the cemetery being relocated, be reinterred in a pioneer cemetery. He mentioned that discussions about a fence along the north property line have been ongoing for over a year, and is seeking clarification on the final plans, including the type of fence and location.

Mrs. Tilford noted that the fence will need to be included in the landscaping plan, with clear maintenance responsibilities outlined to avoid future confusion.

Shannon Muller introduced herself and suggested that when replanting trees, they focus on Ohio-native or non-invasive species. She asked if the park area was being deeded to the Bellbrook-Sugarcreek Park District and if so, do they plan to place it under a conservation easement. Ms. Muller also asked why the green and tan polygons on the map, including the stream, are not maintained by the park district. She also inquired how the public is informed about the moving of the cemetery.

Mr. Hughes answered that yes, the park area is being deeded to the park district. As far as the green and tan space, it was not an issue with the park or school districts, and adjusting the boundaries now would restart the process, with the parcels already recorded.

Mrs. Tilford answered that there are legal provisions for relocating the remains, including a public notice in the paper to inform people and call for relatives.

David Brill introduced himself and recommended placing all pool equipment behind the house, inside a fenced area for safety, as the equipment can become very hot. He also suggested using a safety cover for the pool. Additionally, he supports keeping the honeysuckle behind his property for privacy screening.

Hearing no other comments, Ms. Moore made a motion to close the public portion of this application, Mr. Baldino seconded.

All were in favor.

Ms. Moore noted the public feedback received about the noise levels from the pools along with the outdoor structures. She asked if the commission had any comments regarding the noise concerns.

Playing music was mentioned.

Ms. Moore noted the issue with the width of the sidewalks.

Mrs. Tilford mentioned that the sidewalks must comply with Greene County subdivision regulations, which currently require a four-foot sidewalk.

Ms. Moore noted specifying the type of trees for replanting in the conditions, ideally limiting it to native species and the recommendation that the pool equipment be placed behind the house.

Mrs. Tilford suggested adding a preference for a local pioneer cemetery, if available, to condition 19, which states that remains located in the on-site cemetery shall be relocated off-site.

Ms. Moore noted that in Mrs. Tilford's staff report the possibility of elevating the mounding from four feet to up to six feet.

Mrs. Tilford noted that the developer is open to increasing the height if the commission agrees.

Mr. Betz suggested some changes to the conditions. Condition 7, he proposed adding: However, pergolas with materials matching the main structure would be permitted. Condition 12, he recommended adding: Applicants shall identify one fence type to be utilized development-wide and by all lot owners and residents, as noted in the HOA document.

Mrs. Tilford suggested specifying that a 4-foot black anodized aluminum fence shall be the only fence type utilized development wide, since that has been identified as the preferred type.

Mr. Tiffany pointed out the question raised about the size of the pergola, adding it would be subject to the accessory limitations of the zoning code.

Mrs. Tilford pointed out that pergolas typically have a more natural wood appearance, whereas most of the homes will be hardy plank and stone. Suggesting that the pergolas should use natural materials that complement the main structure with a max size of 200 square feet.

Mr. Baldino noted condition 22 and would like to add that the mounding will be installed at the beginning, and it shall be undulating, with an undulating walkway. Condition 28, he suggested rephrasing to state, to the extent possible, all public utilities shall be screened from public view. Condition 29, he proposed that the mound along Feedwire Road be 6-feet. Condition 30, he proposed that the right-of-way should be dedicated to the county for a potential roundabout at the

middle school entrance, specifically at the southeast corner of the property. Condition 31 requires the developers to appear before the BZC for final approval of the sign.

Ms. Moore asked who will maintain the street signs once the developer installs them.

Mr. Tiffany answered that the township will maintain them after the streets are accepted.

Mrs. Hellmann made a motion to approve the conditions as recommended by staff, along with the amendments made by the Zoning Commission, totaling 31 conditions. Mr. Baldino seconded.

Mrs. Hellman - Yes

Mr. Baldino - Yes

Mr. Schleich - Yes

Mr. Betz - Yes

Ms. Moore - Yes

ZC Case 04-2024: Applicant, Sugarcreek Township Board of Trustees, is requesting a text amendment to the Sugarcreek Township Zoning Resolution to add Section 7.02 to prohibit trees in the right-of-way.

A. Table pending receipt of RPCC recommendation.

Mrs. Tilford explained the reason the case is being tabled is because we do not have the Regional Planning's recommendation for review.

Mr. Betz inquired what would happen to the trees already planted in the right-of-way.

Mrs. Tilford answered that they will remain as is.

Mr. Baldino made a motion to table ZC Case 04-2024. Mr. Schleich seconded. All were in favor.

Approval of Minutes

Tabled pending review.

New Business

Mrs. Hellmann noted the sighting of a black bear by McGee Park.

Old Business – Long Range Land Use Plan Update

Mrs. Tilford noted that Ms. Moore and Mr. Betz are working with Staff on this project with a Public Hearing with the Zoning Commission once the final draft is received upcoming.

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