

**SUGARCREEK TOWNSHIP  
BOARD OF ZONING COMMISSION  
TUESDAY, OCTOBER 3, 2023**

This regular meeting of the Sugarcreek Township Board of Zoning Commission was held on Tuesday, October 3, 2023, 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. Shleich - Present  
Mr. Betz - Absent  
Mr. Baldino - Present  
Ms. Moore - Present  
Mrs. Hellmann - Present  
Mrs. Mueller - Present

Mrs. Tilford, being duly sworn, provided the Staff Report for BZC Case 03-2023. Applicant, Doyle Hughes Development, LLC, is requesting a map amendment to the Sugarcreek Township Zoning Resolution to rezone 58.2810 acres from R-1A (Suburban Residential-Low) District to PUD-R (Residential Planned Unit Development) District. The subject parcel is 3634 Fedwire Road, can be further identified by parcel number L32000100130000300 and is owned by RJ Real Estate Properties, LLC. 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 subdivision.

Mrs. Moore made a motion to open the BZC Case 03-2023.

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.

None.

Ms. Moore asked if anyone is in attendance to speak on behalf of the applicant.

Neil Hughes came forward.

Mr. Hughes provided an overview of the proposed development noting that they have been working with staff for some time to bring a project forward.

Mr. Hughes stated they draft very extensive HOA documents that have detailed standards for the development for extra protection.

Mrs. Moore asked if anyone had any questions for the Mr. Hughes

Ms. Moore asked if they talked about the impact of the neighborhood with the school board.

Mr. Hughes stated that they did have a meeting with the school district and noted general support for the project.

Mr. Schleich asked if there is a concern about traffic.

Mr. Hughes addressed that they would collaborate with the county to determine what improvements are necessary if the project moves forward.

Mrs. Hellmann stated her comments in opposition of this project and the impact it could have financially for future homeowners in the area.

Mr. Hughes commented on the positives of their development and the steps they would take to ensure the cost is covered efficiently.

Mrs. Tilford noted that the county engineer is in the process of creating a ditch petition process for the county that sets aside funds held for pond maintenance should an HOA ever end maintenance. This may be something able to be utilized here.

Mrs. Hellmann asked how the two home builders are split.

Mr. Hughes stated they are still in the process of determining that.

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

Hearing none, Mrs. Moore asked if anyone wished to speak in opposition to the development.

Brian Griffin 1367 Timshel Street came forward. Mr. Griffin stated the negative impact of the development to his development as well as the safety.

Larry Harbert, 3323 Stutsman Road came forward. Mr. Harbert stated his comments on the negative impact of the development, specifically the traffic concerns.

Chris Judge, 1277 Kables Mill Drive came forward and addressed his concerns about safety and density this potential development would bring.

Pamela Cottrell, 1051 Paxon Drive came forward. Mrs. Cotrell communicated her resistance to the development.

Mckenzine Smith, 2670 Ferry Road, spoke in opposition to the development.

Kasey Kipling, 936 McBee Road, came forward. Ms. Kipling stated her concerns about the negative impact on the watershed with the development.

Colleen Bretland, 1128 Roger Scott Drive, came forward. Ms. Bretland presented the concern on the impact on Carpenter Road if the development passed.

Tom Nicholson, 585 Carpenter Road came forward. Mr. Nicholson commented that he was not notified by his neighbor the day before the meeting. He noted a concern about traffic on Feedwire and traffic on Carpenter Road.

Brian Kronenberger, 104 Washington Mill, came forward. Mr. Kronenberger addressed his concerns about safety and traffic. He commented on the school levy and taxes.

Mrs. Tilford stated that new construction pays into levies.

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

Doug Cozad 1464 N. Church Drive came forward. Mr. Cozad provided comments on current walking paths and lights.

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

Ms. Moore - Yes

Mr. Baldino - Yes

Mr. Schleich - Yes

Mrs. Hellmann - Yes

Mrs. Mueller - Yes

Ms. Moore asked if there is any way to reduce the density in this project.

Mr. Hughes addressed the reasons why design would not fit the economics to make it viable when it comes to reducing density.

Mr. Baldino commented on the traffic study and approval plans.

Mr. Tiffany addressed the future improvements for Wilmington Pike 675 and surrounding roadways with federal funds instead of our own funds.

Mr. Hughes discussed the differences in plans for the development pertaining to R1-A & R1-B.

Mrs. Tilford explained R1-B is not supported by the comp plan. She stated the comp plan calls for development in the planning area to be as it is currently zoned or PUD development.

Mr. Hughes discussed cost the differences in plans for the development pertaining to R1-A & R1-B and how his team resulted in their current plan.

Mrs. Tilford stated how the townships review zoning map amendments and the standards.

Mr. Tiffany expressed that the developer has heard from the audience and the board.

Mr. Baldino made a motion to table Case BZC-03-2023 until 11-8-2023. Mr. Moore seconded.

Ms. Moore - Yes

Mr. Baldino - Yes

Mr. Schleich - Yes

Mrs. Hellmann - Yes

Mrs. Mueller - Yes

New Business

Discussion on visiting developments previously approved

Ms. Moore addressed the idea for the board to visit approved developments to collect information on what they like and don't like.

Mr. Tiffany informed the board to refrain from doing anything that could cause issues if the meetings are not taking place in the eye of the public.

Mr. Tiffany suggested individually go to the developments and come back with comments to discuss in a regular meeting.

Discussion on short term rentals

Mrs. Tilford discussed the areas that restrict rental properties and the areas that encourage them.

Mrs. Moore made a motion to adjourn, which was seconded by Mr. Baldino. All were in favor.