

## **BOARD OF ZONING COMMISSION**

Wednesday, November 8, 2023 – 7:00 p.m.  
 Sugarcreek Township Administration Office, 2090 Ferry Road,  
 Sugarcreek Township, Ohio 45305

Everyone present stood for the Pledge of Allegiance.

Upon the call of the roll:

Mr. Schleich - Here  
 Mr. Baldino - Here  
 Ms. Moore - Here  
 Mrs. Hellmann - Here  
 Mrs. Mueller - Here

### **Explanation of Proceedings**

Ms. Moore stated the expectations of the meeting and the order of how the meeting would proceed.

### **BZA 03-2023:**

Mrs. Tilford provided the staff report for ZC 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. Tilford reviewed the plan changes from the last meeting to this one, noting lot count has been reduced from 114 to 86 while open space increased just slightly. She noted that all homes would have side entry garages now and price point and product line has been changed to reflect higher value construction.

Ms. Moore asked if anyone on the board had any questions for Mrs. Tilford.

Hearing none, Mr. Schleich made a motion to open ZC Case 03-2023. Mr. Baldino seconded.

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

Ms. Moore asked if the developer was present tonight to speak about the case. Neil Hughes, Managing Developer of Doyle Hughes Development Company came forward.

Mr. Hughes expressed his appreciation to the Zoning Commission, public and staff who have all worked with them to bring forth the plan being considered, an improvement over prior plans.

Ms. Moore asked if the Board had questions for the applicant.

Mrs. Hellmann mentioned the models shown earlier asking if they would be full brick/stone wrap?

Mr. Hughes confirmed they will be.

Ms. Moore asked if there should be 55 lots.

Mr. Hughes stated with R-1A a development could net approximately 55 lots, with R-1B it could be approximately 76 lots. It depends on the criteria used for the design.

Ms. Moore asked if it is possible to go down a few lots to reduce the density.

Mr. Hughes stated the answer was not clear at the time due to the margin of profitability being stretched, noting he understands that is not a community concern but is a reality.

Ms. Moore stated she would like to see the developer to reduce the lots some more.

Mr. Hughes discussed his reasoning for the plan now. They really like the design with the park adjacent to the school and they did not want to deviate from that design and opted to keep it and actually increased open space a bit. They also kept the deep lots adjacent to Feedwire, assuming right-of-way dedication would impact those lots.

Ms. Moore suggested keeping one story homes along the Fedwire section instead of two-story homes.

Mr. Hughes acknowledged and agreed to that suggestion.

Mr. Hughes discussed the tree surveys planned for the area backing up to Deerfield Estates and landscaping they intend to do to further buffer the proposed development from the existing neighborhood.

Mrs. Hellmann mentioned the past meeting and the number of builders. She asked if the plans are still the same.

Mr. Hughes stated there will be one builder utilizing the Masterpiece series of homes shown in Mrs. Tilford's presentation.

Mrs. Hellmann mentioned the path and if it will have movement or be a straight shot along Feedwire.

Mrs. Tilford commented there was a condition of approval for the path to undulate.

Mrs. Moore opened the public session portion starting with the comments in favor of the development.

Hearing none, Mrs. Moore asked if anyone opposed wished to speak.

Maria Taylor, 3706 W. Salinas Circle came forward. Ms. Talyor discussed her understanding of how residents should be notified by the township noting that she believes it requires a 30-day notice.

Ms. Moore confirmed that citizens in the surrounding area received a letter.

Mrs. Tilford stated that the Ohio Revised Code holds that notification must be sent ten days prior to a hearing to owners of properties adjacent to and within the development site.

Coleen Bretland, 1128 Roger Scott Drive came forward Ms. Bretland stated her concerns about the density levels and maintenance.

Diane Chong, 1339 Wild Ivy Way came forward. Ms. Chong mentioned concerns about how the schools will be affected.

Greg Blatt 2532 Indian Wells Trail came forward. Mr. Blatt stated his concerns about the traffic impact.

Mr. Blatt asked the board to review the staff report on the traffic study.

Mrs. Tilford noted that the Traffic Impact Study has been scoped by the Greene County Engineer's Office. It will be completed by the developer's traffic consultant, reviewed by the GCEO with the GCEO ultimately determining what improvements the developer will be required to make.

Don Newlon, 3830 Coffeat Court came forward. Mr. Newlon addressed concerns about traffic.

Kim Ebel, 990 Paxon Drive came forward. Ms. Ebel commented on the traffic concerns for the community.

Bert Barnes, 3890 Murphys Crossing came forward. Mr. Barnes addressed the single car garage concerns and a general concern about the impact of this development on adjacent properties.

Pamela Cottrell, 1051 Paxon Drive came forward. Ms. Cottrell discussed the traffic concerns and the speed tables noting that something needs to be done at the secondary access through Deerfield as well.

Larry Hurlburt, 3323 Stutsman Road came forward. Mr. Hurlburt stated his concerns about traffic and construction traffic.

Ryan Batchelor, 738 Carpenter Road came forward. Mr. Batchelor addressed his concerns regarding Carpenter Road and the impact this development would have on that already bad

traffic situation. Mr. Batchelor discussed spatial awareness and concerns relative to the density proposed.

Peter Lewis 1351 Eden Meadows Way came forward. Mr. Lewis discussed his concerns about traffic on Feedwire Road.

Elizabeth Batchelor, 738 Carpenter Road came forward and asked that Carpenter Road be considered in the traffic study.

Steve Judson, 3785 W Salinas Circle came forward. Mr. Judson stated his concerns about the traffic and the density.

Ashley Sellers, 4293 Hillcrest Dr. came forward. Ms. Sellers asked what the township will be doing to help mitigate the increased number of children in the classrooms. She asked if the traffic study was completed.

Mrs. Tilford noted that the traffic impact study has been scoped by the GCEO and will be completed subsequent to preliminary development plan approval, should approval be granted. The results of the traffic impact study will be reviewed by the GCEO with all improvements required to be installed reflected on the Final Development Plan submitted for approval.

Donna Crain, 1528 Chestnut Grove Court came forward. Mrs. Crain stated her concerns about the past subdivision development.

Rosmarie Driver, 1541 Clear Brook Drive came forward. Mrs. Driver stated her concerns about the quality of the homes proposed and the architecture not fitting in with the surrounding developments.

Jerry Kronenberger 3790 W Salina Circle came forward. Mr. Kronenberger asked about the discussions on accepting or denying the application.

Jennifer Dear, 2724 Salinas Circle came forward. Ms. Dear expressed her concerns regarding the impact of this development on the first responders, as well as concerns about traffic and density.

Mark Collins 1183 S. Alpha Bellbrook came forward. He stated his concerns on the relative to density and traffic.

Dave Laurash 1402 Stenbeck Way came forward. He voiced his concerns regarding the traffic study.

Jim Rau, 1387 Soaring Heights Drive came forward. Mr. Rau spoke in opposition of the development.

Ms. Moore asked if anyone wished to speak on the neutral side.

Jim Klenk, 3869 Feather Heights Court came forward. Mr. Klenk addressed the lot sizes.

Ms. Moore made a motion to close the public hearing. Mr. Schleich seconded.

Mr. Schleich - Yes

Mr. Baldino - Yes

Ms. Moore - Yes

Mrs. Hellmann - Yes

Mrs. Mueller - Yes

Ms. Moore asked the developer to talk about the property adjacent to Deerfield and removal of trees.

Mr. Hughes stated that with past developments they have completed a tree survey and created a lot-by-lot plan of what trees are existing and what trees need to be added to create a desired buffer. He indicated a willingness to work with each adjacent owner on this.

Mr. Hughes touched on the traffic study that they will complete as well, noting what they evaluate is dictated by the GCEO.

Mr. Hughes discussed the extension of the bike trail up to the entrance of Deerfield Estates for children and residents' safety and noted that they will put this in at the beginning of the development to ensure that access is available before anyone moves in.

Mr. Hughes mentioned the PUD benefits citing the list of conditions that they must meet to move this project forward.

Mr. Hughes stated a schedule will be developed once there is permission to move forward.

Mrs. Hellmann asked if the HOA initiation amount is projected to increase overtime?

Mr. Hughes noted that the HOA fee for initiation is typically \$1,000-1,500. The board can choose to determine the increase.

Ms. Moore asked if the park district will take care of the path. And the HOA will only be responsible for the pond?

Mr. Hughes discussed there has been conversations of the trail being installed by them and the maintenance be the HOA responsibility. There has yet to be a final agreement.

Mr. Hughes addressed the density and kept it at 86.

Mrs. Tilford noted regarding Feedwire Road, the GCEO has stated that improvements to this section are currently being looked at.

Ms. Moore made a motion to reopen to the public. Mr. Schleich seconded.

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

Kim Ebel, 990 Paxon Drive, voiced her concerns about the traffic.

Dale Kolomaxnik, 1511 Country Wood Drive, reiterated the concerns about density.

Larry Hurlburt, 3323 Stutsman Road, asked the developer if the study would be coming out of their pockets.

Mr. Hughes stated yes, they are required to fund the study scoped by the GCEO.

Michelle Metzler, 645 Carpenter Road came forward. Ms. Metzler voiced her concerns about the educational impact.

Rosemarie Driver, 1541 Clear Brook Drive came forward. Ms. Driver spoke again in opposition to the look of the homes.

James Klenk, 3869 Feather Heights Court, asked about the home's dimensions.

Mr. Hughes confirmed that all lots will support side entry garages with a minimum of 27' between each home.

Ms. Moore made a motion to close the public portion. Mr. Schleich seconded.

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

The board discussed the map amendment and preliminary development plan. The board noted a desire to see lot count reduced to a maximum of 80, to require all lots backing to Feedwire (lots 17-22) to be single-story, to include impacts to Carpenter Road in the TIS (Glory to Stutsman) as agreed upon by the developer and to have the developer identify homes in Deerfield Estates adjacent to the development site with a view of it and work with owners on tree preservation/planting plans, as suggested by the developer with details provided at Final Development Plan stage.

Mr. Baldino made a motion to recommend the approval of the requested map amendment and approval of the preliminary development plan subject to the conditions included in the Staff Report and the additional 4 conditions discussed by the Zoning Commission to the Township Trustees for case BZC 03.2023. Ms. Moore seconded.

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

Mrs. Hellmann - Yes  
Mrs. Mueller - Yes  
Ms. Moore - Yes  
Mr. Baldino - Yes  
Mr. Schleich - No

**Approval of Minutes June 6, 2023**

Mr. Baldino made a motion to approve the minutes from June 6, 2023, which was seconded by Mrs. Mueller. Upon call of the roll, the vote resulted in the following:

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

**New Business**

Mrs. Tilford mentioned the Miami Valley Planning and Zoning Conference and extended that invitation to the Zoning Commission.

Mrs. Tilford stated that the Township has contracted with Compass Point Planning to work with us on the Long Range Land Use Plan update. More information on that project will be forthcoming.

Mr. Baldino made a motion to adjourn. Mrs. Mueller seconded. Upon call of the roll, the vote resulted in the following:

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