

**The Board of Trustees of Sugarcreek Township, Greene County, Ohio, in Regular Session on October 21, 2024, at 7:00PM.**

**1) Mr. Moeller called the session to order at 7:06pm.**

**2) Mrs. Tilford called the roll with Board Members, Mr. Moeller, Mr. Cramer, and Mrs. Destefani in attendance.** Also, in attendance were Barry Tiffany, Justin Windsor, Chief Doug Buffenbarger, Chief Mike Brown, Louie Schatzberg, Donna Hellmann, and Mike Bakan.

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

**4) Public Hearing**

A) ZC04-2024 The Board of Trustees of Sugarcreek Township, Greene County, Ohio initiated by Passage of Resolution, a text amendment to the Sugarcreek Township Zoning Resolution to prohibit the planting of trees within township right-of-way (new Section 7.02). -2024.10.21.01

Mr. Moeller made a motion to open the public hearing for case ZC04-2024. Mr. Cramer seconded.

Mr. Moeller – Yes

Mr. Cramer – Yes

Mrs. Destefani – Yes

Mr. Moeller asked Mrs. Tilford to provide the staff report. 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.

Hearing no comments for or against, Mr. Moeller asked if there were any neutral comments.

Justin Dodds inquired about the right-of-way on Ferry Road as he recently planted trees 22 feet from the road.

Mrs. Tilford assured Mr. Dodds he should be fine and explained that the main issue arises with new construction and subdivisions, where developers often plant trees between the curb and sidewalk, which can cause significant damage over time.

Mike Bakan inquired whether this would affect trees that are already planted in the right-of-way.

Mrs. Tilford answered no, it's about newly planted trees that could cause problems in the future.

After the trustees discussed the Zoning Commission's recommendations, Mrs. Destefani made a motion to accept Resolution 2024.10.21.01 as amended. Mr. Cramer seconded.

Mrs. Destefani – Yes

Mr. Cramer – Yes

Mr. Moeller - Yes

**5) Reports**

**Administrator**

Mr. Tiffany had nothing to add to his report.

**Assistant Administrator/Zoning**

Mrs. Tilford had nothing to add to her report.

**Fiscal Officer**

Mr. Demko had nothing to add to his report.

**Fire**

Chief Buffenbarger had nothing to add to his report. Mrs. Destefani inquired with both chiefs about obtaining crash statistics to determine whether those involved in accidents and fatalities, particularly at the intersection of Conference Road and Wilmington Pike, are Bellbrook residents, township residents, or from outside the area. Chief Brown noted that identifying the addresses would require physically reviewing each accident report, making it a time-consuming task.

**Police**

Chief Brown had nothing to add to his report. Chief Brown mentioned that Saturday is the drug drop off at the Public Safety Building. Mrs. Destefani noticed Officer Clark will be attending the First Line Supervision course and inquired whether this is a program all the officers will be participating in. Chief Brown explained that Officer Clark took the initiative to enroll in the class. He added that the officers represented the future of the department, and they are being enrolled in courses that will support their future roles.

**Roads and Services**

Mr. Windsor had nothing to add to his report.

**Information Technology**

Mr. Tiffany had nothing to add to his report.

**Trustees**

The trustees had nothing to report.

**6) Public Comments**

John Baldino pointed out that 600-800 Bellbrook residents on Wilmington Pike will be impacted by the proposed ordinance change in Bellbrook, increasing traffic and safety concerns. He offered his driveway for speed patrols.

Justin Dodds noted that he spoke with several residents along Wilmington Pike, and none were aware of the ordinance and believes this reflects poorly on Bellbrook's communication. He also offered his driveway for speed patrols.

Mike Bakan noted that while Bellbrook discussed added distances of half a mile to a mile, the real concern is the time it takes to travel those distances. He pointed out that reduced speeds and increased traffic will only extend travel time. He believes this critical factor hasn't been adequately addressed in their discussions and should be considered.

Yancy Mailes appreciates the idea of exploring options with Bellbrook but fears that a decision may have already been made. He referenced legal precedents related to this issue and questions whether a more assertive approach may be necessary.

Paula Di Salvo found the meeting with Bellbrook incredibly frustrating, feeling that the decision was already made. She recalled past meetings where, asking about truck traffic and state route laws,

she was quickly dismissed and wouldn't be surprised if it ultimately leads to a lawsuit.

Bernadette Di Salvo expressed her disappointment that the Bellbrook meetings have been repetitive, and it feels like decisions have already been made.

Yancy Mailes asked whether Bellbrook is required to conduct an environmental impact study.

Mr. Tiffany answered no, not for what they were proposing.

#### **7) Old Business**

Mrs. Destefani inquired whether any dates had been set for a Bellbrook/Sugarcreek school and park meeting. Mr. Tiffany answered that he has suggested three dates and is waiting to hear back from the relevant parties. Mr. Moeller explained that the Trustees are striving to unite the community by promoting collaboration among the City, Township, Park District, and School Board to address shared issues. However, they are facing challenges in coordinating schedules with other parties.

#### **8) Consent to Agenda Items**

- A) Payment of Bills
- B) Minutes
- C) Transfer of Appropriations Fire – 2024.10.21.02
- D) Appointment of Fire Department Staff – Tyler Black – 2024.10.21.03
- E) Excepting Roads and Responsibilities – Bellasera sections 3 & 4 – 2024.10.21.04
- F) Declaring Excess Property – Fire – 2024.10.21.05
- G) Declaring Excess Property – Roads and Services – 2024.10.21.06
- H) Transfer of Appropriations – Admin – 2024.10.21.07
- I) Transfer of Appropriations – Roads – 2024.10.21.08

### **RESOLUTION NO. 2024.10.21.01**

IN RE: ZC Case 04-2024: Approval of a Text Amendment to Prohibit the Planting of Trees in Township Rights-of-Way

WHEREAS, on August 5, 2024, the Sugarcreek Township Board of Trustees initiated a text amendment to prohibit the planting of trees within township rights-of-way; and

WHEREAS, the Greene County Regional Planning and Coordinating Commission reviewed the text amendment and recommended it be approved; and

WHEREAS, the Sugarcreek Township Board of Zoning Commission held a public hearing on October 1, 2024, deliberated, and recommended approval of the proposed text amendment; and

WHEREAS, the Board of Trustees held a public hearing on October 21, 2024, considered the recommendations of both the Greene County Regional Planning and Coordinating Commission and the Sugarcreek Township Board of Zoning Commission and deliberated;

NOW THEREFORE, BE IT RESOLVED, this Board of Trustees does hereby approve text amendment ZC04-2024 prohibiting the planting of trees within township rights-of-way.

TRANSFER OF APPROPRIATIONS - Fire  
RESOLUTION #: 2024.10.21.02

<u>Debt Fund Number</u>	<u>Account Name</u>	<u>Credit Fund Number</u>	<u>Account Name</u>	<u>Amount</u>
2112-220-360-0001	Dispatch	2112.220.221	Health	13,176.63
2112-220-360-0001	Dispatch	2112-220-224	Vision	253.68
2112-220-360-0001	Dispatch	2212-220-223	Dental	1,538.64
2281-230-519	Fees	2281-230-223	EMS Dental	31.28

Explanation of Transfer(s): Cover benefits costs

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**RESOLUTION NO. 2024.10.21.03**  
IN RE: Appointment of Fire Department Staff  
Tyler Black

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 Firefighter EMT; and,

WHEREAS, Tyler Black 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 2024 Operating Budget.

NOW, THEREFORE, BE IT RESOLVED, that Tyler Black shall be appointed to the position of Part-Time Firefighter II/EMT within the Sugarcreek Fire Department at the rate of \$18.08 per hour; and,

FURTHER BE IT RESOLVED, the above-mentioned appointment for Tyler Black will have an effective date of October 15, 2024, with a one (1) year probationary period ending on October 15, 2025.

**RESOLUTION NO. 2024.10.21.05**

IN RE: Declaration of Excess Property – Fire Department

WHEREAS, the Sugarcreek Township Fire Department has identified equipment, which is no longer needed for operations, and;

WHEREAS, the items listed have been declared broken, obsolete or non-reparable and have been marked for disposition.

- 1 – Utility Trailer VIN 1WC200G2OX1087948
- 1 – 24 foot extension ladder
- 1 – 16 foot roof ladder
- 1 – 10 foot folding ladder
- 1- Little Giant ladder
- Various nozzles

NOW THEREFORE BE IT RESOLVED, that this Sugarcreek Township Board of Trustees hereby declares this property to be excess and directs the appropriate disposition of this property.

**RESOLUTION NO. 2024.10.21.06**

IN RE: Declaration of Excess Property – Roads and Service Department

WHEREAS, the Sugarcreek Township Roads and Service Department has identified equipment, which is no longer needed for operations, and;

WHEREAS, the item listed has been declared broken, obsolete or non-reparable and has been marked for disposition.

Set of 4 tires (used)

NOW THEREFORE BE IT RESOLVED, that this Sugarcreek Township Board of Trustees hereby declares this property to be excess and directs the appropriate disposition of this property.

TRANSFER OF APPROPRIATIONS - Admin  
RESOLUTION #: 2024.10.21.07

<u>Debt Fund Number</u>	<u>Account Name</u>	<u>Credit Fund Number</u>	<u>Account Name</u>	<u>Amount</u>
1000-110-360	Contracted Services	1000-110-223	Dental	\$500.00
1000-110-360	Contracted Services	1000-110-221	Health	\$12,300.00

Explanation of Transfer(s): Cover benefits costs

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TRANSFER OF APPROPRIATIONS - Roads  
RESOLUTION #: 2024.10.21.08

<u>Debt Fund Number</u>	<u>Account Name</u>	<u>Credit Fund Number</u>	<u>Account Name</u>	<u>Amount</u>
2031-330-360	Contracted Services	2031-330-221	Health	\$6,400.00

Explanation of Transfer(s): Cover benefits costs

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

Mr. Moller – Yes  
Mrs. Destefani – Yes  
Mr. Cramer – Yes

## **9) Discussion of Agenda Items**

### **A) Consider OTA Education Subscription for 2025**

Mr. Tiffany noted that no one has utilized the OTA education subscription so far. If we sign up for 2025, we should ensure that we take advantage of it. It would be beneficial to discuss this at the next Township Association meeting to determine how many are actively participating, as we only receive the discount if everyone is involved.

The trustees discussed the various options for the top panel of the Public Safety Building.

Mrs. Destefani mentioned she spoke with Fischer Sculpting about the Veterans Memorial statue of Mr. Martin, and we are tentatively planning a grand unveiling for Friday, June 6<sup>th</sup> aiming to make it a significant event.

## **10) Public Comments**

None.

## **11) Trustee/Staff Discussion**

The trustees discussed the importance of communicate with the City of Bellbrook regarding recent decisions impacting our residents. They proposed drafting a letter to the city, thanking them for their invitation to collaborate while voicing concerns that the current approach may lead to new safety issues and traffic problems. Emphasizing the importance of involving local businesses and residents in finding viable solutions rather than imposing decisions without dialogue.

## **12) Adjourn**

Mr. Moeller made a motion to adjourn, which was seconded by Mrs. Destsfani. Upon call of the roll, the vote resulted in the following:

Mr. Cramer – Yes  
Mr. Moeller – Yes  
Mrs. Destefani – Yes



