

**SUGARCREEK TOWNSHIP
BOARD OF ZONING COMMISSION
TUESDAY, OCTOBER 4, 2016**

This regular meeting of the Sugarcreek Township Board of Zoning Commission was held on Tuesday, October 4th, 2016 at the Sugarcreek Township Administration Office, 2090 Ferry Road, Sugarcreek Township, Ohio at 7:00 p.m.

Everyone present stood for the Pledge of Allegiance.

Mrs. Hellmann asked Mrs. Tilford to take roll. Upon call of the roll, the vote resulted in the following:

Mr. Schieman-present

Mrs. Gallagher-present

Mr. Baldino-present

Mr. Betz-present

Mrs. Hellmann-present

For the record, alternates Mr. Schleich and Ms. Moore also present

Mr. Baldino made a motion to approve the August 2, 2016 minutes. Mrs. Gallagher seconded.

Mr. Schieman requested to delay approval of minutes until the next meeting. Mr. Schieman would like a chance to check the recording against the minutes.

Mr. Baldino withdrew his motion and made a new motion to delay approval of the August 2nd minutes until the next meeting. Mr. Betz seconded the new motion.

Mrs. Tilford provided the Staff Report for BZC06-2016. The Sugarcreek Township Zoning Commission is requesting an amendment to the Sugarcreek Township Long-Range Land Use Plan to add language stating that surface mining/mineral extraction uses are prohibited in every Planning Area.

Bill Schieman stated that since the last meeting he has had time to think about this and he does not think it is necessary. He stated that it reminds him how Municipalities and Townships try to regulate Adult Entertainment, putting it in a weaker position.

Mrs. Hellmann noted that there was a unanimous vote with input from Ms. Hayden and that she is fine with what was voted on.

Mr. Betz said that it make us stronger and moved to approve.

Mr. Schieman stated that his position has changed upon reflection. He is not proposing to revisit the issue in the future.

Mr. Schieman stated that this is the first time in a Long Range Land Use plan that we would prohibit uses and in his opinion this is the wrong long range strategy.

Mr. Baldino said that he sees the merit and value in what is being discussed and making sure that it is clearly stated that this is not part of the virtues as what the Township sees as what we should be doing, mining property in the Township period. The question that Mr. Schieman is asking is how far down that list do we go of things that are of prohibited use. Mr. Baldino is curious if the Township could be in a weaker position with someone stating, "This is not listed as a prohibited use" when there is a list of examples of prohibited uses there. He likes the resolution that is there.

Mr. Betz asked how this would make their case weaker. Is it weaker for this or other things?

Mr. Schieman agreed that the variance process is very strong and he personally does not think that the Long Range Use Plan should be used as a tool to exclude uses.

Mr. Betz said that he did not think it would weaken our position. It does not hurt to have it in there, given the advice we have received from the Assistant County Prosecutor saying she thought it would make our position stronger. He stated that he thought that this would be an easy discussion.

Mr. Schieman noted that during the last meeting he stated for the record the BZC should look at each case individually. However, when the vote came up he noted he did vote for it. It still bothers him to specifically exclude the use in every planning area. It is precedent setting.

Mr. Betz said that the BZC might want to consider only including this bullet in those districts that are highly probable in terms of being a mining area.

Mr. Tiffany said he would caution against that. By that statement in those three areas, that is saying to the world that in the other areas it is appropriate. That brings us back to inviting it.

Mr. Schieman stated that he knows that it is the opinion of the Administration that leaving it out will invite it. There was no agreement from everyone.

Mr. Tiffany noted that he was speaking to the proposition that was just made.

Mrs. Hellmann suggested to table the issue and have another meeting with Ms. Hayden.

Mr. Baldino stated that if Ms. Hayden says that the Township position is solid both ways then being more overt and descriptive about what the Township's intentions are would be appropriate. If Ms. Hayden says that by listing this as not appropriate everywhere, than that weakens the Township's position then there would be merit to not listing something in the Long Use Plan.

Mrs. Gallagher noted that she would rather have it in and have someone challenge it.

Mr. Betz motioned to approve ZC06-2016. Mrs. Hellmann seconded.
Roll was called with the vote being as follows:

Mr. Betz - yes
Mrs. Hellmann - yes
Mr. Schieman - no
Mrs. Gallagher - yes
Mr. Baldino - yes

Mrs. Hellmann opened the public hearing on case ZC07-2016

Mrs. Tilford read the staff report.

Applicant, Don Hunter, Schottenstein Real Estate Group, LLC, is requesting a map amendment to the Sugarcreek Township Zoning Resolution to rezone 42.036 acres from A-1 (Agricultural) District to PUD-R (Residential Planned Unit Development) District and PUD-B-2 (Business Planned Unit Development) District. The subject property is part of 4990 Wilmington Pike, can be further identified by parcel number L32000100010011900, and is owned by Sugarcreek Golf Course, Inc. 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 multi-family development and a proposed senior/assisted living site.

Mr. Hunter stated that Schottenstein Real Estate Group is committed to high quality development.

Mr. Fink, tenant at Rollandia, shared his perspective. He, his wife and Mr. Fanning have been business owners at the Magic Castle since 2003. The Magic Castle and golf center is the kind of place that has a mom and pop feel. It was a wonderful place and in the first few years it was a great business. In 2008 the golf business started to decrease and became very difficult to manage and make it a profitable entity. If it were not for the Magic Castle, there would have been no golf center. The golf course was the backbone of the business for many years. Today they see half of the people that they saw in the early nineties. It seemed like it was just a matter of time given the developments in the area. He is very aware of how people feel about this property and how they are personally attached to this business. It is extremely hard for folks but it is a sign of the times. He fully supports the Schottenstein plan and Mr. Fanning. The golf business is suffering throughout the country. He understands people are fearful of their property values. He has worked very hard to try to make this work but it just does not.

Mr. Hunter explained what they are trying to accomplish. He stated that he is 57 years old and his mother is 87 years old. He went to High School in Cincinnati, his daughter went to the University of Dayton, and he lives in Columbus. They are asking, inviting themselves into our community. Thirty years ago the average age of entry into independent living was 65 years of age. Today it is 84. He asked how we connect the lack of demand in the golf course business and the fact that the average age of entry into an independent living is 84. It is about having high quality housing options. He shared three high quality housing options and how they will impact the community. First is a rental community for renters by choice. The second high quality housing option is empty nesters and the third is independent assisted living. On the left side, there are 248 two-story units, 24 buildings - a resort style community with a clubhouse. He showed drawings. Units will be at the high-end of market pushing \$1000 for a one bedroom unit, \$1300-\$1500 for a two bedroom unit, and \$1800 for a three bedroom unit. The demand for single-family homes is way down. Population growth in Ohio is down with the exception of

Columbus. If they build 120 single-family homes, there would be 200-240 students into the school district, no students coming out of the empty nesters or senior living. With the 248 multifamily units 5-10% of the units will generate children, 15-25 students in grades K-12 at the most. They want to populate the area with young professionals who will rejuvenate housing sales. What the housing market does not need is more supply of single-family homes.

Mr. Sullivan, architect with Sullivan Brooke Architects has worked on everything from affordable housing to 2-3 million dollar homes. He is a proponent of high quality rental housing. He wants to raise the bar in central Ohio. Prior to the great recession, there was a higher percentage of home ownership. Historically people thought why rent when you can own. A homeowner needs to stay in the home for seven years before they can recoup that investment. People were supportive of condominiums but not of rentals and that was more an issue with the quality of housing not ownership. People now are looking to rent and not be tied down. Design needs to address all sides.

Mrs. Hellmann asked if the pictures were of different buildings or the same building.

Mr. Sullivan said the pictures were of different buildings.

Mr. Betz asked about vinyl siding.

Mr. Sullivan said building science changing all the time. One of the big changes is the wood corners and window wraps. Windows need to look good and perform but be low maintenance and durable.

Mr. Hunter talked about Hardiplank. Lap siding board requires constant maintenance due to weather conditions.

Mr. Sullivan noted that house wrap from a visual standpoint, emulates wood corner. One of the things they have done is minimized the condition of where the material is lapped. The vinyl is made of a heavier grade and is color fast.

Mr. Betz asked if it would get chalky.

Mrs. Hellmann asked about the life expectancy

Mr. Sullivan noted that the vinyl has a long life expectancy.

Mr. Schieman said that he thinks Mr. Sullivan understands the Board's concern and requested that he provide the Board with reference sites.

Mr. Hunter stated that they would provide addresses and pictures for reference.

Mrs. Hellmann opened the floor to public comment.

Mr. Kurt Hoffhein of 877 Belfast Dr. asked about mounding or trees between the properties.

Mr. Joseph Kramer of 4932 Bonnie Rd. noted concern about drainage issues. He does not think that the plan is compatible with the long-range plan. He would like to see larger buildings on the

inside, more green space around perimeter. Mr. Kramer stated that he has not seen the back of these buildings and is concerned that once built he will be looking at a blank wall. His property sits lower and Mr. Kramer believes that people will be able to look down into windows. The current plan is to leave the deciduous greenery. This greenery is invasive honeysuckle, poison ivy and black walnut trees. There are squirrels, skunks, raccoons, mice that will need to be trapped. Sugarcreek Township does not trap animals. Water runoff should be no more than it is now. He and the neighbors have basements. Utilities should be within property and not on his easements. He also stated that he has spoken with a few real estate agents and they are telling him that property values go down when the word apartment is used. It could be as much as 8-10%. He has two questions: When is this going to start and how long will it take, and are they building from front to back or east to west.

Ms. Laura Clark of 3357 Witherspoon Drive, keyed in on age groups. How can you target or restrict age groups. Would balconies be facing Federalist?

Ms. Brooke Leppla of 3310 Federalist Dr. has a line of site issue. Her house is two-story and she does not want look at people. She is concerned about the noise impact as well as the length of time this development will take. She stated that she has paid a lot premium to not have people living behind her. Also, she is concerned about the drama over who will service the area and the hundreds of additional people making the traffic issues worse than they already are.

Mr. George Oberer Jr., Cornerstone Development, stated that Schottenstein is a quality developer and everything they are telling us about vinyl is true. There are areas that he has used wood and similar products and they have taken a beating and are hard to maintain. The vinyl is superior. He has a concern with the development of Brown Rd. They are planning to improve the South side of Brown Road and would like to be a part of what is going on with the North side of Brown Road. He also is asking for consideration in sharing of costs with the additional traffic burden. He noted that he has had a great working relationship with Mr. Tiffany and Mrs. Tilford and also with the Greene County Engineers Office.

Mr. Betz stated that he had a chance to read the traffic study and it did not call for a traffic signal.

Mr. Hunter explained that the report was a result of only their development. Cornerstone requires a light and their Traffic Impact Study noted that.

Mr. Frederick Fiden of 4936 Arrowhead Dr. has a major problem with multifamily development. He stated that he has a building that would be only 46 feet from the proposed development. He also stated he has no problem with single-family houses but with the apartments. His house is worth \$250,000- \$300,000 and if his property value goes down 3-5% he stands to lose a lot of money.

Mr. Bob Paciello of 891 Belfast Dr. has an issue with replacing his beautiful view of the golf course with the back side of a building. He is also concerned about excess runoff. Mr. Paciello does not think that 40 feet of buffer is enough and does not see this making his property value go up.

Mr. Mark Ennis of 863 Belfast Dr. brought up that a study that showed there has only been a .01% growth in the population here. He questions the need for another development when the

population growth is so small. Secondly, he has asked why the land was not available for the current homeowners to purchase creating an addition buffer strip. He would like to be able to establish more than a 40 feet buffer from the back porch.

Mr. Richard Klosterman of 3230 Federalist Dr. said that a couple of homes sold in a week over the summer. He does not see anyone wanting to buy a house next to apartment buildings. He wants to know what the back will look like.

Mr. Steve Thomas of 883 Belfast Dr. wants to buy land to create more of a buffer. Flooding is also a concern. Mr. Thomas also has not heard anything about the assisted living, only single and multi-family homes.

Mr. Rabb of 897 Belfast Dr. is concerned about drainage issues with the pond location.

Mrs. Sandra Klosterman of 3230 Federalist Dr. wants to know why the two story apartments could not be put in the front of the development.

Mr. Drew Caswell of 871 Belfast has the same concerns as many. Among those are sight line issues and property values. He asked if the Board had considered the impact of the development on the school district and was concerned about emergency services and asked if Montgomery County was a part of this planning process.

Chris Ewing of 41 W. Franklin St questioned density and asked how they came to the 248 number when there are already close to 800 high-end apartments slated and all are competing for the same people.

Ms. Rebecca Layer of 3008 Birdwood Rd. has property that backs up to the golf course and she has enjoyed some privacy in her back yard until they developed farmland to the east. She cannot imagine enjoying coffee on her patio with another patio so close. She does not see the need for more multi-family units.

Mr. Robert Maler of 905 Belfast Dr. has an issue with drainage. He also would like to see a traffic light go in and a buffer to address all of the issues.

Mr. Hunter said that they understand that drainage is an issue. Right now, the golf course does not capture any storm water when it rains. He noted that they will capture all water, store it in the pond, and release it over time. They will do two things when it comes to land buffers and drainage. They will sit down with neighbors and look at calculations and also show how we are making it work. They have made a conscious decision not to use their three-story building design. They felt the two-story was more appropriate and fit better with the neighborhood. It is the equivalent to a two-story home.

Mr. Smith, Civil Engineer for Schottenstein Property Group, said that based upon the zoning requirements there is no setback required. The 40-foot buffer was self-imposed.

Mr. Hunter said they will do a detailed landscaping plan. They heard neighbors want not just deciduous trees but also evergreen trees to screen properties throughout the year.

Mr. Betz suggested that Mr. Hunter provide a graphic that showed the actual height next to a 6-foot person. That would help.

Mr. Hunter addressed the issue of mounding. He noted that mounding has unintended consequences when it comes to water.

Mr. Hunter addressed the question of when the project would start and how long it would take. He said the goal is to commit to move forward on the project sometime in April. They would purchase the property in April and then try to begin construction in May-June. They will build the clubhouse, two accessory buildings and two rental buildings 9 months later. Then two per month thereafter putting it at about an 18-month time frame. The time frame would be the same for the assisted living.

Mr. Smith pointed out they are talking to multiple users for the assisted living site, which is why they have not gone into detail.

Mrs. Hellman asked if they would be done in conjunction with the apartments.

Mr. Hunter said that within 24 months the whole project would be done.

Mrs. Hellmann stated that that was very ambitious.

Mr. Hunter said that they do not build in phases.

Mr. Betz asked if they would be limiting construction hours out of respect for the neighbors.

Mr. Hunter said that yes, they would limit hours.

Mrs. Klosterman stated that with two-story apartment buildings being occupied by young college graduates there will be wild parties and noise with a lot more activities.

Mr. Hunter said that there will be 24-hour maintenance on site and all personnel will be local. Schottenstein has the highest management standards in the industry.

Mr. Smith spoke from personal experience that the buildings are very quiet and well maintained.

Mr. Hunter got to the question of demand in the market. The population demographic in the 65 and older cohort is increasing 5-8% per year. It is the fastest growing age group and they are the key renters. They will be targeted by amenities and design.

Mr. Hunter talked about the burden on the school system. He stated that these types of homes in the development do not attract families with school-aged children. They have data that can back this up.

Mr. Schieman asked about the investment Schottenstein is making.

Mr. Hunter said that the investment is \$60-\$65 million.

Mr. Schieman asked what kind of leases will be used.

Mr. Hunter stated that the typical lease is one year. A 6-month lease may also be available.

Mrs. Hellmann asked about the turnover rate.

Mr. Hunter noted that the annual turnover is less than 20% overall.

Mrs. Hellmann asked about the HOA covenants.

Mr. Hunter said that they would manage the HOA.

Mr. Betz asked if they had done a market study and did it include Miller Valentine and the 360 units at Cornerstone.

Mr. Hunter indicated that it did include those. He added that they believe that they have the highest quality product and that Sugarcreek will benefit from new housing and new options. They are building an \$800,000 clubhouse and think that the community deserves the best.

Mrs. Hellmann asked for the back elevation to be included.

Mr. Baldino asked him to describe the back elevation.

Mr. Hunter showed a pencil sketch.

Mr. Sullivan stated that the materials and elements are similar to the fronts and provide the same articulation.

Mrs. Hellmann closed the public hearing.

Mr. Betz had a minor comment on the traffic impact study. On page 1 it uses the 28 dwelling units as the capacity. Has a study been done with the 50 units?

Mrs. Tilford said that study was preliminary and it would be modified.

Mr. Betz said that he did not have an issue with the land use but he did have a few concerns/suggestions. For the multi-family portion, the streets should be undulated. The setback adjacent to Rollandia is very close. He is not sure how to get more of a setback.

Mr. Garlock explained that it was a minimum 25-foot setback.

Mr. Betz wondered if there is a way to scoot that back.

Mr. Hunter committed to find a way.

Mr. Betz asked if Schottenstein would be willing to increase the stone in exchange for approval of vinyl.

Mrs. Gallagher noted that we are splitting hairs.

Mr. Baldino asked if there would be a hiker/biker path.

Mrs. Tilford said that there would be a hiker/biker path along Brown road and pedestrian pathways throughout the development.

Mr. Baldino stated that we as a community have said that vinyl siding is an accepted feature. In order to move this along we would need more conversation. He does not feel that enough of a precedent has been set and he does not feel comfortable recommending that tonight.

Mr. Hunter said that they would not be able to proceed under those terms.

Mr. Schieman said that he thinks the board could work through this issue.

Mr. Tiffany noted that the Hardiplank and wood siding is very high maintenance and costly to install. The future is back to vinyl siding.

Mrs. Gallagher added that as she understood it, vinyl siding was presented in a way that we could live with it.

Mr. Baldino questioned the sign height.

Mrs. Tilford advised that this was a multitenant sign but that staff did see an issue with the height as proposed.

Mr. Hunter said that they will have the sign at Brown Road and Wilmington Pike 2ft base and a 12ft sign and the sign at the site entrance will have 2ft base and 8ft sign.

Mr. Schieman stated that he was ok with that.

Mr. Schieman had a question on condition #8.

Mr. Betz motioned to approve the map amendment for case ZC07-2016, which was seconded by Mr. Schieman.

Roll was called with the vote being as follows:

Mr. Betz - yes
Mr. Schieman - yes
Mrs. Gallagher - yes
Mr. Baldino - yes
Mrs. Hellmann - yes

Mrs. Hellmann motioned to approve the Preliminary Development Plan for case ZC07-2016 with the conditions as follows:

1. Final design shall be subject to approval of the Greene County Engineer's Office.
2. Final design shall be subject to approval of the Greene County Department of Sanitary Engineering.
3. The development shall comply with the recommendations of the Soil and Water Conservation District.

4. Final design shall be subject to approval of Sugarcreek Township Fire Department.
5. A revised Preliminary Development Plan shall be submitted for the senior/assisted living site once a user has been identified and a plan developed.
6. The percentage of stone utilized will be evaluated by the developer and approved during the Final Development Plan stage.
7. Prior to approval of the Final Development Plan, the applicant and Sugarcreek Township shall enter into a predevelopment agreement outlining the developer's responsibilities and Sugarcreek Township's responsibilities with respect to improvements deemed necessary to Brown Road by the Greene County Engineer.
8. Only fixtures certified by the International Dark Sky Association as dark sky friendly or equivalent shall be utilized for lighting proposed within the development. Fixture details shall be included with the submission of the photometric plan at the time the Final Development Plan is submitted for approval.
9. The landscaping plan submitted for approval with the Final Development Plan shall be consistent with the requirements of Article 10 and should emphasize screening of the adjacent developed residential uses to the north, east and west. Particular attention should be paid to the northern end of the parking courts for Buildings 14, 16 and 17.
10. No more than 20 parking spaces may be located in a continuous row without being interrupted by a landscape island and landscape islands must meet the minimum standards and size requirements (135 SF for single-loaded parking rows) found in Section 10.08.
11. Parking stalls shall conform to the minimum standards set forth in Table 9-2 of the Sugarcreek Township Zoning Resolution.
12. Approval of the design of that gate at the emergency access entrance with Belfast will occur at the Final Development Plan stage.
13. The applicant must meet all applicable requirements of Section 7.07 of the Sugarcreek Township Zoning Resolution dealing with private streets.
14. Minimum floor area for single-family dwellings (should the alternate single-family plan move forward) shall be 1,800 SF.
15. The north-south streets within the multifamily residential section of the plan will be undulating.
16. The developer will look at ways to increase the setback between the Magic Castle property line and the multifamily buildings along the southern property line.
17. The use of vinyl siding is approved subject to review of thickness and architectural details.
18. The multi-tenant ground mounted monument sign proposed at the corner of Wilmington Pike and Brown Road is approved at a height of 14' (12' sign with 2' base).
19. The multi-tenant ground mounted monument sign proposed at the development entrance is approved at a height of 10' (8' sign with 2' base).
20. The senior/assisted living site is approved without limitation on the number of beds; the number of beds within the senior/assisted living site will be reviewed and approved during the revised Preliminary Development Plan stage.

Mrs. Gallagher seconded the motion.

Roll was called with the vote being as follows:

Mrs. Hellmann - yes
Mrs. Gallagher - yes
Mr. Schieman - yes
Mr. Baldino - yes
Mr. Betz - yes

Mrs. Hellmann called for a five minute break

Mrs. Hellmann opened the Public Hearing case ZC08-2016

Mrs. Tilford read the staff report.

Applicant, Craig Fanning is requesting a map amendment to the Sugarcreek Township Zoning Resolution to rezone approximately 5.4165 acres from A-1 (Agricultural) District to PUD-B-2 (Business Planned Unit Development) District. The subject property is part of 4990 Wilmington Pike, can be further identified by parcel number L32000100010011900, and is owned by Sugarcreek Golf Course, Inc. 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 the Magic Castle site.

Mr. Fanning stated that he had 1.5 acres of vacant land and he is looking to develop into family entertainment. He asked if he could do that without coming back to the board.

Mrs. Tilford said that he would need to bring that to the Board.

Mrs. Hellmann closed the public hearing.

Mrs. Hellmann asked to discuss the uses in the PUD-B2 district. She sees a problem with the automotive fuel sales/gas station due to the amount of congestion already.

Mr. Baldino suggested we added motel, restaurant or drive through facility.

Mr. Schieman stated we are trying to engineer the site based on the application for zoning. He asked Mr. Fanning why he was bringing the Board a PUD-B2 if he intended to continue to conduct the Magic Castle.

Mrs. Tilford addressed the question. The conditional use that was attached to the Magic Castle only is valid as long as the driving range and golf course are in existence.

Mr. Fanning stated that he will have a 9 year lease with Mr. Fink.

Mr. Betz asked if the batting cages had lights.

Mrs. Tilford advised that all of the lights were down lights and the lights go off when the business is closed.

Mr. Betz stated that he is concerned about the setback of the apartments and the noise and activity.

Mrs. Hellmann asked Mrs. Tilford about the conditions.

Mrs. Tilford read the conditions:

1. The Preliminary Plan, upon approval by the Township Trustees, shall become the Final Plan governing use of the property.
2. Any conditions attached to the Preliminary Plan shall also attach to the Final Plan.
3. The batting cage facility shall close no later than 10 p.m.
4. The entire Family Game Center (miniature golf, inside amusement) shall close no later than 10 p.m. on Sunday-Thursday and no later than 11 p.m. on Friday and Saturday.
5. Special events that take place outside of normal operating hours (after proms, etc.) may be approved by the Director of Planning and Zoning on a case by case basis.
6. The 5,000 SF Proposed Office may be approved and used for office use via the Zoning Certificate approval process without additional BZC or Trustee oversight.
7. Any deviations from the approved plan shall be subject to the PUD modification process outlined in the Sugarcreek Township Zoning Resolution.
8. The applicant shall dedicate right-of-way (30' total from centerline is proposed but right-of-way will be set no closer than 1' from any existing improvements based on an as built survey).
9. All exterior lights will be turned off when the business is closed.
10. The following uses will not be prohibited should redevelopment of the site be proposed in the future and a revised Preliminary Development Plan be submitted for approval:
 - a. Automotive Body Repair, Automotive Fuel Sales, Automotive Sales or Rental, Automotive Service or Repair, Automotive Washing Facility, Restaurant Fast-Food, Drive Through Facility and Motel.

Mr. Baldino made a motion to approve the map amendment for case ZC08-2016. Mrs. Hellmann seconded.

Roll was called with the vote being as follows:

Mr. Schieman - yes
 Mrs. Gallagher - yes
 Mr. Baldino - yes
 Mrs. Hellmann - yes
 Mr. Betz - yes

Mrs. Hellmann made a motion to approve the Preliminary Development Plan for case ZC08-2016 with the conditions as stated by Mrs. Tilford. Mr. Schieman seconded.

Roll was called with the vote being as follows:

Mrs. Hellmann - yes
 Mr. Schieman - yes
 Mrs. Gallagher - yes
 Mr. Baldino - yes
 Mr. Betz - yes

There was no new business.

Discussion on Outdoor Lighting will be held until the next BZC Meeting

Mrs. Tilford said the Landings of Sugarcreek will be having an open house on Thursday from 4:30-8:00 with refreshments and a ribbon cutting for VIP's.

Mr. Schieman passed out a handout and stated that he has been charged with insubordination. He has been advised that Mrs. Hellmann and Mr. Betz would resign unless he was removed. A Public Hearing has been scheduled for October 24, 2016. The time is tentative. A Public Hearing is a requirement of ORC 519.04. He requests that members of the Board make themselves available as it may be instructive to attend. They may be called as witnesses.

Mrs. Hellmann adjourned the meeting. Mr. Schieman seconded. All voted in favor.