

**SUGARCREEK TOWNSHIP  
RESOLUTION NO. 2014.06.16.05**

**IN RE:** Approval of the Preliminary Development Plan for 69.030 Acres Located at  
5250 Little Sugarcreek Road

WHEREAS, Van Atta Engineering has submitted an application for the approval of the Preliminary Development Plan for a subdivision tentatively named Berryhill Estates for 69.030 acres, identified as parcel L32000100140001900, located at 5250 Little Sugarcreek Road; and,

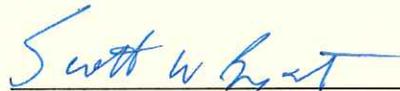
WHEREAS, the Greene County Regional Planning and Coordinating Commission has reviewed the applicant's request and has recommended that it be considered for approval if it meets the intent and requirements of the PUD-R zoning district and the 2013 Long Range Land Use Plan; and,

WHEREAS, the Sugarcreek Township Zoning Commission held a Public Hearing on May 13, 2014, deliberated on the application, and has recommended approval of the Preliminary Development Plan for a subdivision tentatively called Berryhill Estates subject to the following conditions:

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. The use of vinyl or aluminum siding shall be prohibited. Vinyl or aluminum may be used for fascia and soffits, or similar minor architectural or structural elements as approved by the Zoning Compliance Officer.
6. Final Development Plan approval shall include a condition of approval referencing design standards as specified in the Home Owners' Association (HOA) documents (to be provided at the time of final development plan submission).

WHEREAS, the Sugarcreek Township Board of Trustees held a Public Hearing on June 16, 2014, and deliberated on the application,

NOW THEREFORE BE IT RESOLVED, that this Board of Trustees does hereby approve the Preliminary Development Plan for a subdivision tentatively called Berryhill Estates subject to the conditions recommended by the Board of Zoning Commission, the removal of the stub street called Strawberry Way and in place of Strawberry Way will provide a 10' easement for future pedestrian access.

  
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Scott W. Bryant, Chairperson

  
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Nadine S. Daugherty, Vice Chairperson

  
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Michael E. Pittman, Trustee

  
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Theodore L. Hodson, Fiscal Officer



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|---------|-----------------|-----|
| Motion: | Dave Schleich   | yes |
| Second: | Donna Hellmann  | yes |
|         | Jeffrey Bennett | yes |
|         | Bill Schieman   | yes |

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Bill Schieman, Chairperson

**CERTIFICATION**

I, Bill Schieman, Chairperson of the Sugarcreek Township Zoning Commission, do hereby certify that the foregoing is a true and accurate record of the action taken by the Sugarcreek Township Zoning Commission on the above referenced application.

Date: May 13, 2014

Effective: May 13, 2014

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Bill Schieman, Chairman