

SUGARCREEK TOWNSHIP
RESOLUTION NO. 2014.09.02.07 -- TABLED

IN RE: Approval of the Preliminary Development Plan for 115.189 Acres Located at
3820 Upper Bellbrook Road

WHEREAS, Hills Land and Development has submitted an application for the approval of the Preliminary Development Plan for a subdivision tentatively named The Landings at Sugarcreek for 115.189 acres, identified as parcel L32000100120001900, located at 3820 Upper Bellbrook 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 August 12, 2014, deliberated on the application, and has recommended approval of the Preliminary Development Plan for a subdivision tentatively called The Landings at Sugarcreek 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 and aluminum siding shall be prohibited. Vinyl and aluminum may be used in trim, soffits, fascia, gutter board, vents, shutters, windows, doors, shakes, scales and architectural or structural accents such as cornice.
6. Final Development Plan approval shall include a condition of approval adopting the 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 September 2, 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 The Landings at Sugarcreek subject to the conditions recommended by the Board of Zoning Commission.

Scott W. Bryant, Chairperson

Nadine S. Daugherty, Vice Chairperson

Michael E. Pittman, Trustee

Theodore L. Hodson, Fiscal Officer